



TUNIS BIRCHAM AVENUE

IM8 2LZ

£200,000
FREEHOLD

Excellent and manageable development opportunity located centrally in Ramsey within a short walk to the town centre, beach and park.

Subject to obtaining the relevant permissions, Tunis offers a variety of development opportunities including a full redevelopment of the existing dwelling or alternatively replacing the existing building on this 380 square metre plot with a new detached family home or perhaps two semi-detached properties or a small apartment block.

 **Plum
Properties**

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TUNIS BIRCHAM AVENUE

- 3 Bed Detached Property
- Excellent Development Opportunity of 400 Square Metre Plot
- Convenient Central Ramsey Location
- Existing Property approximately 1,000 square feet
- Lounge, Dining Room & Kitchen on Ground Floor
- Bedrooms and Family Bathroom on First Floor
- Boiler Room, WC and Store to Rear
- Generous Garden Laid to Lawn
- Walking Distance to Town Centre, Beach & Schools
- Offered for Sale with No Onward Chain



Summary

Excellent and manageable development opportunity located centrally in Ramsey within a short walk to the town centre, beach and local schools.

Currently occupying a generous plot, Tunis is a three Bed detached property that has gradually deteriorated over recent years, and is now encountering some structural defects. As a consequence, it presents an opportunity for cash buyers and developers to bring the property back to its former glory, or subject to obtaining the relevant permissions, replacing the existing dwelling with a large family home, semi detached properties or perhaps an apartment block.

The plot measures approximately 14 metres wide by 29 metres deep with a total plot size of 401 square metres, and backs onto the existing Tesco car park.

Viewings are strictly by appointment only.

Additional Information

- Excellent Development Opportunity
- Oil Fire Direct Central Heating
- Suffering from some Structural Defects
- Convenient Town Centre Location
- Walking Distances to Primary & Secondary Schools
- No Onward Chain

Directions

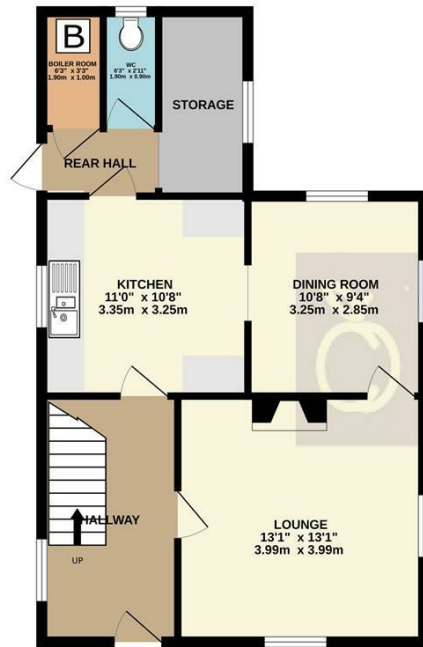
From Parliament Square head in a southerly direction

on Lezayre Road. Take the first right turning onto Bircham Avenue and Tunis can be found on the right hand side identifiable by our for sale board.

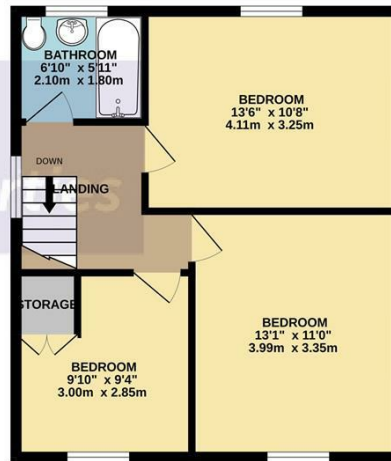
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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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