



**Plots 1-2 Oatlands Road, Andreas, IM7 4ER**

**Asking Price £365,000**

This development in the heart of Andreas Village is in the early stages of construction. They will comprise of semi detached and terraced houses and detached dormer bungalows. Plots 1-2 will have a Lounge and separate dining kitchen with ground floor cloakroom, the first floor has three bedrooms with family bathroom. Paved driveway to front.

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### LOCATION

Travelling towards Andreas from Ramsey, do not turn towards the village but continue straight ahead on the Oatlands Road. The entrance to the new development is located on the left hand side, after Little Meddow.

### BUILDING MATERIALS & FINISHES

Traditional masonry construction with mixture of brickwork and cladding to exterior. Bespoke Kitchen with fitted appliances. High quality Bathrooms sanitary wares.

### SERVICES

Mains water, electricity and drainage. Solar panels and electrical charging point. Air source heat pumps, clean air systems and hot water storage cylinders. Cat 5 data cabling.

### OUTSIDE

Block paved driveway. Turfed lawn to front garden.

### RESERVATION

A non-refundable deposit of £2,500 will secure the property. The timescale for the build is anticipated to be 6 months.

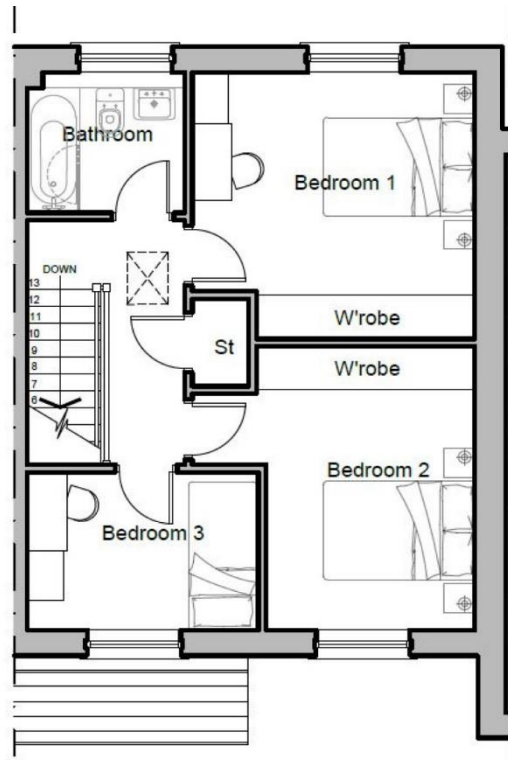
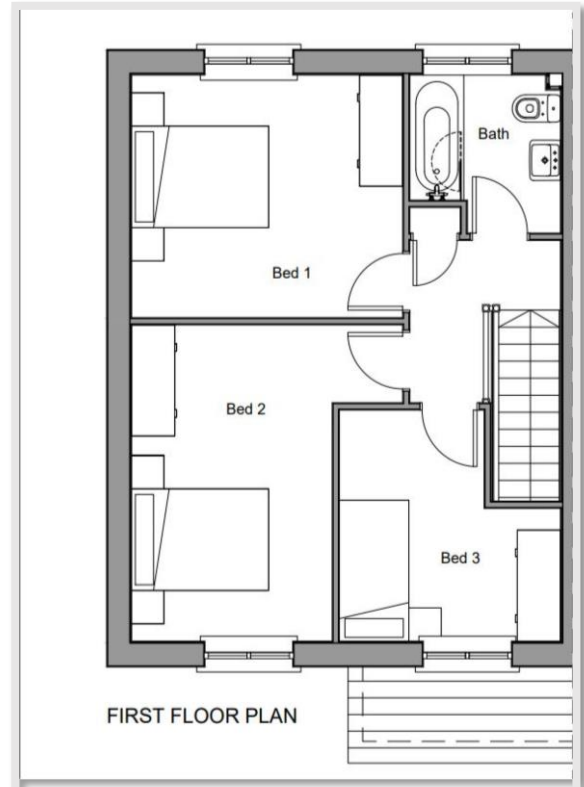
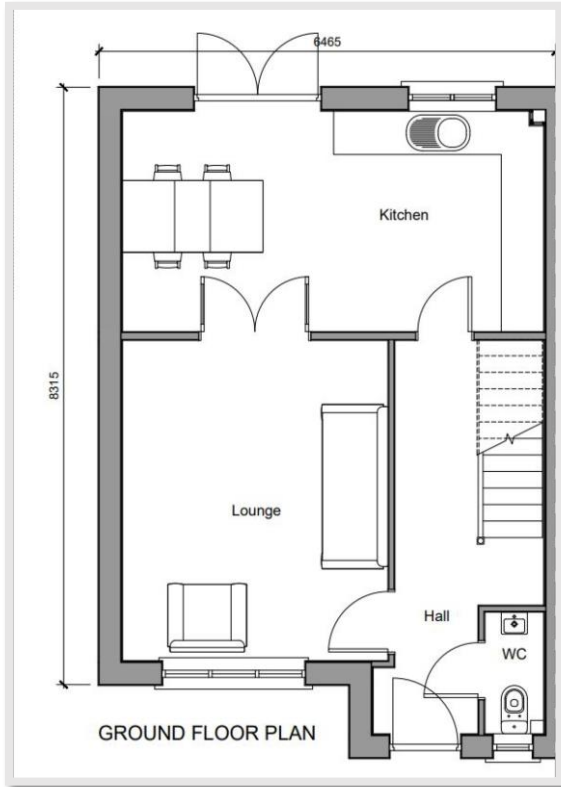
### VIEWING

In the course of construction.

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Since 1854

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