

**4 Rectory Cottages,  
Andreas Village,  
IM7 4EZ  
£289,000**



Delightful Two Bedroom Cottage situated in the Heart of Andreas Village with large front and side garden, ideal for Detached Garage, (subject to relevant planning permission)

Accommodation Comprises:-

Front Door straight into Kitchen,  
Good Size Lounge, Double Bedroom, Single Bedroom,  
Large Bathroom with Storage Cupboard,  
Oil Fired Central Heating with New Boiler.  
Upvc Double Glazed Throughout.  
Patio Area at the Rear.

**“Ideal Lock up and Leave or Investment Property”**

**Directions:** Travelling from Ramsey north towards Andreas on the Andreas Road. On reaching the Village turn left and continue straight ahead, the property can be found on the right hand side, easily identified by our 'for sale' board.

**Rates:** please contact the rates office on 685661

**Tenure:** Freehold

**Services:** Mains drainage and oil fired central heating.



GROUND FLOOR  
598 sq.ft. (55.5 sq.m.) approx.

