



## 1 Cambridge Terrace. Douglas

**SOLD**

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- Newly refurbished period Town House enjoying convenient central position in Douglas
- Family accommodation over three floors
- 4 Bedrooms, 1 En-suite and Family bathroom
- Bedroom 5/Study
- Luxury fitted kitchen with brand new appliances
- 2 Entertaining rooms and large Dining Kitchen
- Utility Room and Cloakroom





- Large integral garage
- Attractive walled gardens and off-street parking
- Large Victorian style glasshouse
- Sunny, south facing aspect
- Sliding sash uPVC double glazing
- Oil fired Central Heating

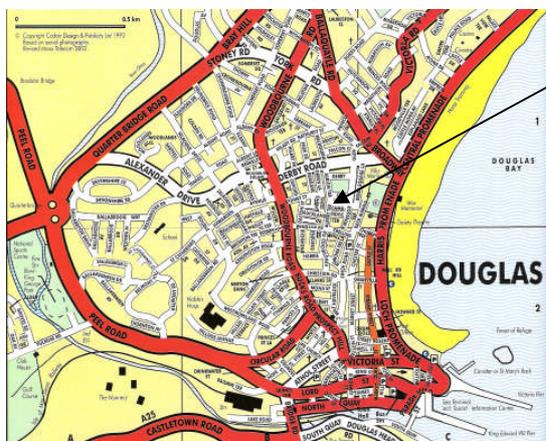
### 1 Cambridge Terrace. Douglas

Enjoying a very convenient location in Douglas near to shops, schools, theatre, museum and other amenities, this charming end of terrace Town House has been newly refurbished to a high standard with quality fixtures and fittings throughout yet still retaining many of its original features and staircase.

The ground floor offers very spacious living with the lounge and dining kitchen being of generous proportions, the lounge having a large conservatory bay to the front and the dining kitchen being open plan with two large glazed ceiling panels affording plenty of natural light. The property has fitted carpeting throughout other than in the dining kitchen and utility which are laid in timber. Integrated appliances in the kitchen and the central heating system are all new and still under warranty. The first floor has three family bedrooms and bathroom whilst the Master Bedroom with en-suite facilities and large walk-in dressing room is on the second floor together with a fifth bedroom which could, alternatively, be used as a Study. All rooms enjoy plenty of natural daylight. Outside, there is a roof-terrace over the dining kitchen and a large Victorian style glasshouse, which could be used for barbecuing, etc, separates a secluded kitchen patio from the more formal gardens to the front of the property.

An interior inspection is highly recommended to fully appreciate the high quality of the works carried out and this generous family accommodation.

### LOCATION:



### 1 Cambridge Terrace

(i) From the centre of Douglas:  
proceed up Prospect Hill, through the traffic lights at the Law Courts and into Bucks Road. At the next set of traffic lights, turn right into Windsor Road, second left into Albert Terrace and then first right into Cambridge Terrace.

(ii) From the Promenade:  
proceed up Broadway and turn left into Derby Road. Take the third left into Albion Road and follow the road beyond the Square to find Cambridge Terrace on the left.

No.1 is at the 'top end' of Cambridge Terrace.

## ACCOMMODATION COMPRISES

### Ground Floor

Vestibule: hardwood front door with glazed panel above; recessed floor mat; decorative half glazed door leading to:

Hall: understairs storage cupboard with electricity distribution boxes and main telephone entry point (for computer network server); main staircase and doors to Lounge and Dining Kitchen:

Lounge: (20'5 x 14'8 approx) attractive period style timber and tiled fire place with slate hearth, recessed halogen ceiling spotlights; large Bay window overlooking formal gardens (south facing) with double glazed elevations and double French doors to garden outside; glass panelled sliding doors into:



Family Room: (12' x 11'10 approx) having attractive period style timber and tiled fireplace with slate hearth, recessed halogen ceiling spot lights; opening to:



Dining Kitchen: (28'9 x 14'4 max) having two large opaque glazed roof lights and circular opening feature window with decorative glazing; double opening uPVC double glazed French doors to garden. Attractive timber flooring; range of matching base and wall units with beech work tops and integrated appliances comprising Zanussi fridge/freezer, microwave oven and dishwasher, Rangemaster 'Toledo' dual fuel (gas/electric) stove with five gas hobs and double oven below, incorporating halogen hot plate and double extractor above with concealed lighting; 1½ bowl stainless steel sink with integral filtered water supply; doors leading off to main Hall and to Rear Porch and arched opening to Utility:



Utility: (11'2 x 6' 8 approx) having beech work surface with inset stainless steel single drainer sink unit with cupboard below; full height broom cupboard; 'Mistral' oil fired central heating boiler;



plumbed for washing machine (not included); heated towel rail; mains water shut-off valve; roof light, timber floor; recessed halogen ceiling lights. Half glazed uPVC door to inner courtyard with door to Cambridge Terrace Lane and access to Rear Porch and Garage.

Rear porch: (7'3 x 7' approx) with half glazed uPVC door to inner courtyard with door to back lane; recessed floor mat; fitted cupboard with electrical distribution box and mains water/gas shut-off valves; fireproof door to integral garage;

Garage: (19' x 10'7 approx) with electrically operated up and over door out to back of property; electric light and power; mains water (for hose connection) and internal drainage; manually operated up-and-over door giving access to garden areas and additional off-street parking as required.



### **First Floor**

Stairs to Half Landing with heated, fitted linen cupboard, cloakroom and family bathroom off:

Cloakroom: double opening louvre doors; roof light, pedestal wash basin and low level wc

Bathroom: (11' x 8' 10 approx) having white suite comprising panelled bath with mixer shower tap, pedestal wash basin, low level wc, large fully tiled built-in corner shower cubicle with thermostatic shower; heated towel rail; side window overlooking Roof-terrace.

Stairs to First Floor landing with 3 bedrooms off:

- Bedroom 1 (12'2 x 10' approx) built in double wardrobe with cupboard above; lighted feature chimney recess; rear (north) facing window overlooking Roof-terrace.
- Bedroom 2 (11'3 x 9'8 approx) built in double wardrobe with cupboard above; lighted feature chimney recess; front (south) facing window overlooking gardens.
- Bedroom 3 (11'2 x 9'5 approx) front (south) facing window overlooking gardens.
- Roof-terrace above Dining Kitchen with mains water connection for flower boxes, etc; open aspect to south, west and north



## Second Floor

Stairs to Second Floor landing with fully opening rear window at half landing level (allowing emergency exit) and access to fully boarded attic space via slingsby ladder; master suite and bedroom/study off:

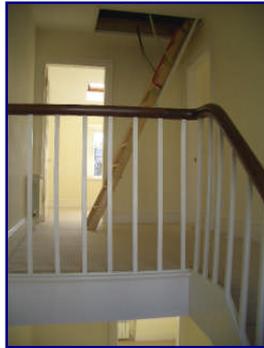


Master Suite comprising:

- Bedroom (13'9 x 11'1 approx) with front (south) facing window overlooking gardens; double doors opening into walk-in wardrobe and double doors opening into en-suite bathroom:
- Walk-in wardrobe: (6' x 8' approx) automatic lighting, fully fitted and heated.
- En-suite bathroom: (12' x 10' max) with white suite comprising shaped panelled bath with center mixer taps; vanity unit with inset oval basin, mixer taps and fitted cupboard below; large fully tiled built-in corner shower cubicle with thermostatic shower; heated towel rail; low level w.c; rear (north) facing window.

Bedroom 5/Study

(10'1 x 7'4 approx) with roof light and front (south) facing window; separate lines wired for telephone / fax



Attic space:

(19' x 17' approx) access by timber, slingsby ladder; fully insulated and boarded; internally mounted TV aerial; signal booster unit and satellite connections; separate power points.

## **OUTSIDE**

Fully enclosed garden with walls or hedge boundaries, lawn, borders, mature trees, shrubs and bushes, gravelled patio area, outside lighting; mains water connections for hose and external 240v power supply.



Glasshouse:

(17'3 x 9'3 approx) fully glazed Victorian style glasshouse enjoying extremely sunny position; internal strip and decorative lighting; mains water and Belfast sink; 240v power supply; concrete self-draining floor

**Additional Notes** Switched 5A lighting circuits are provided in the Master bedroom, Lounge and Family Room.

The property is wired for satellite connection (dish installed) and all reception rooms / bedrooms have television and telephone points to allow installation of computer networking, etc.

**SERVICES**

Mains water and drainage.

Gas: mains gas is laid to the property to permit dual fuel cooking. Gas points are also provided in the Lounge and Dining rooms to permit installation of decorative gas hearths instead of existing open hearth fireplaces. Gas is also laid to the Utility room to permit conversion of the Central heating system from oil to gas as economics may demand (although oil is currently more cost efficient).

Oil: oil fired central heating (Mistral 35KW – 120,000 BTU – high efficiency boiler) with external underground 550 gallon (2,500ltr) bunded tank. Aluminium radiators fitted with individual thermostatic valves.

**TENURE** Freehold.

**POSSESSION** Vacant possession on completion.

**RATEABLE VALUE** £108 % payable in 2005 - Douglas rates £325.25  
- Water Rates (Treasury) £177.07



**VIEWING** Strictly by appointment.

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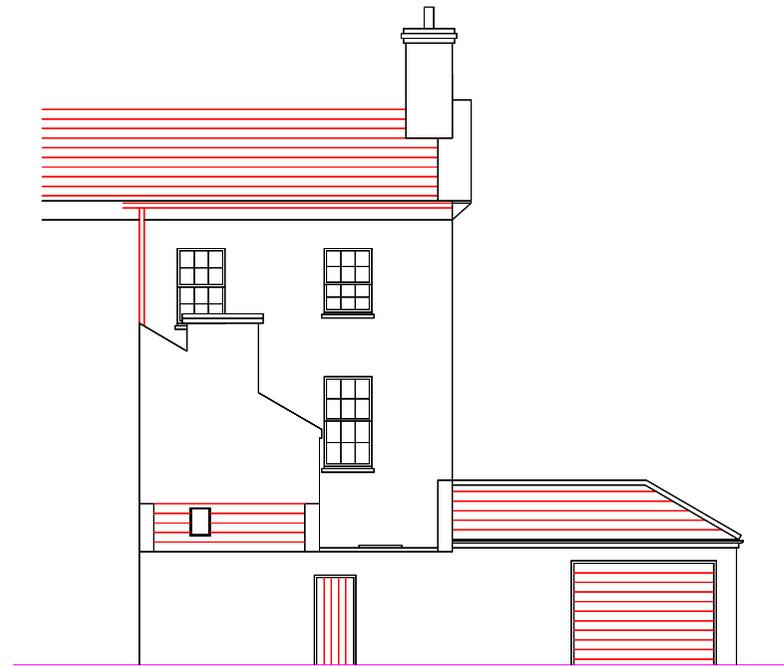
These particulars, although believed to be correct, do not form part of an offer or a contract and are not intended to form any representation of fact. Any prospective purchaser must rely upon their own enquiries and inspection.

**Plans & Elevations**

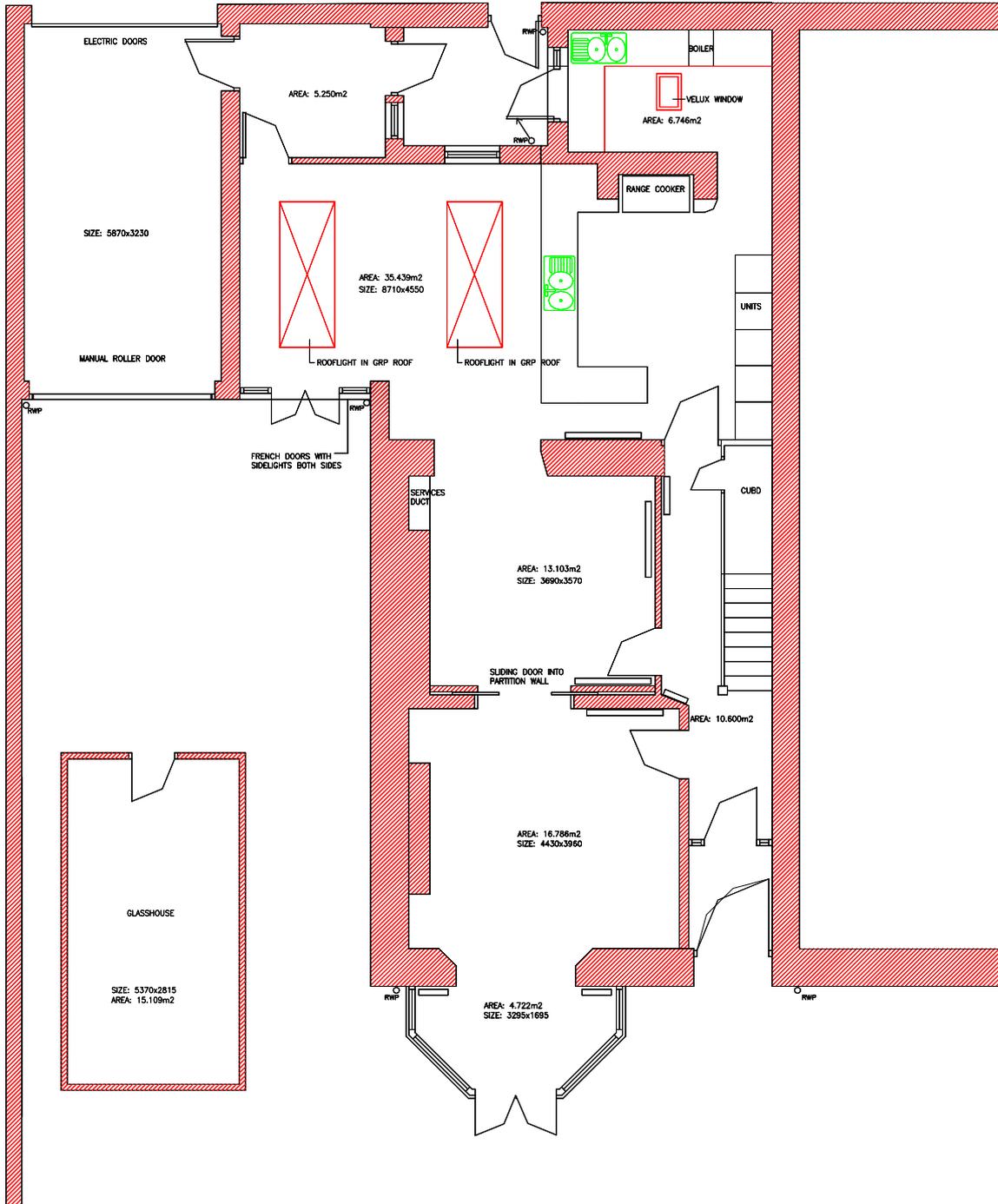
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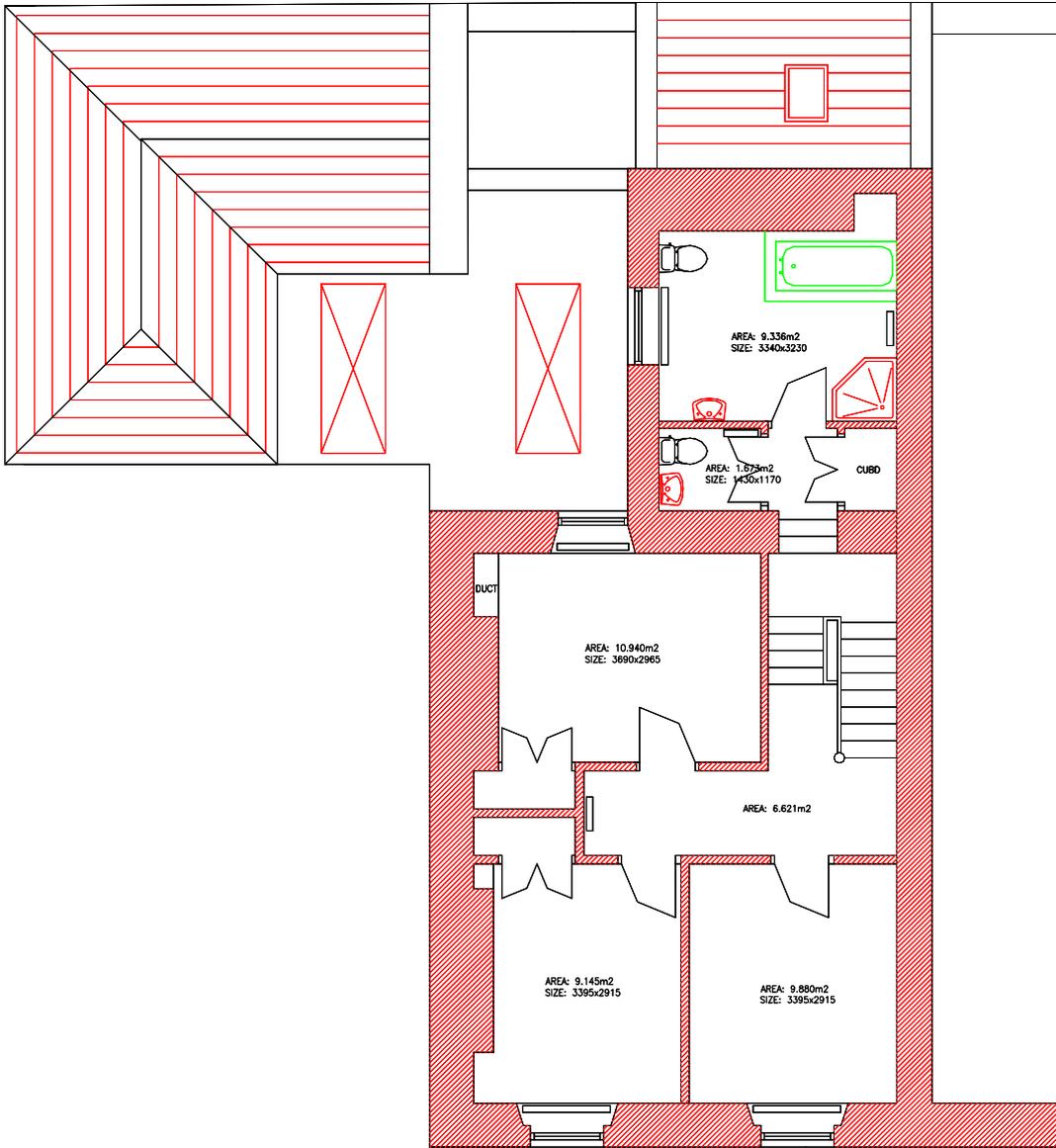
**Front (south) elevation**



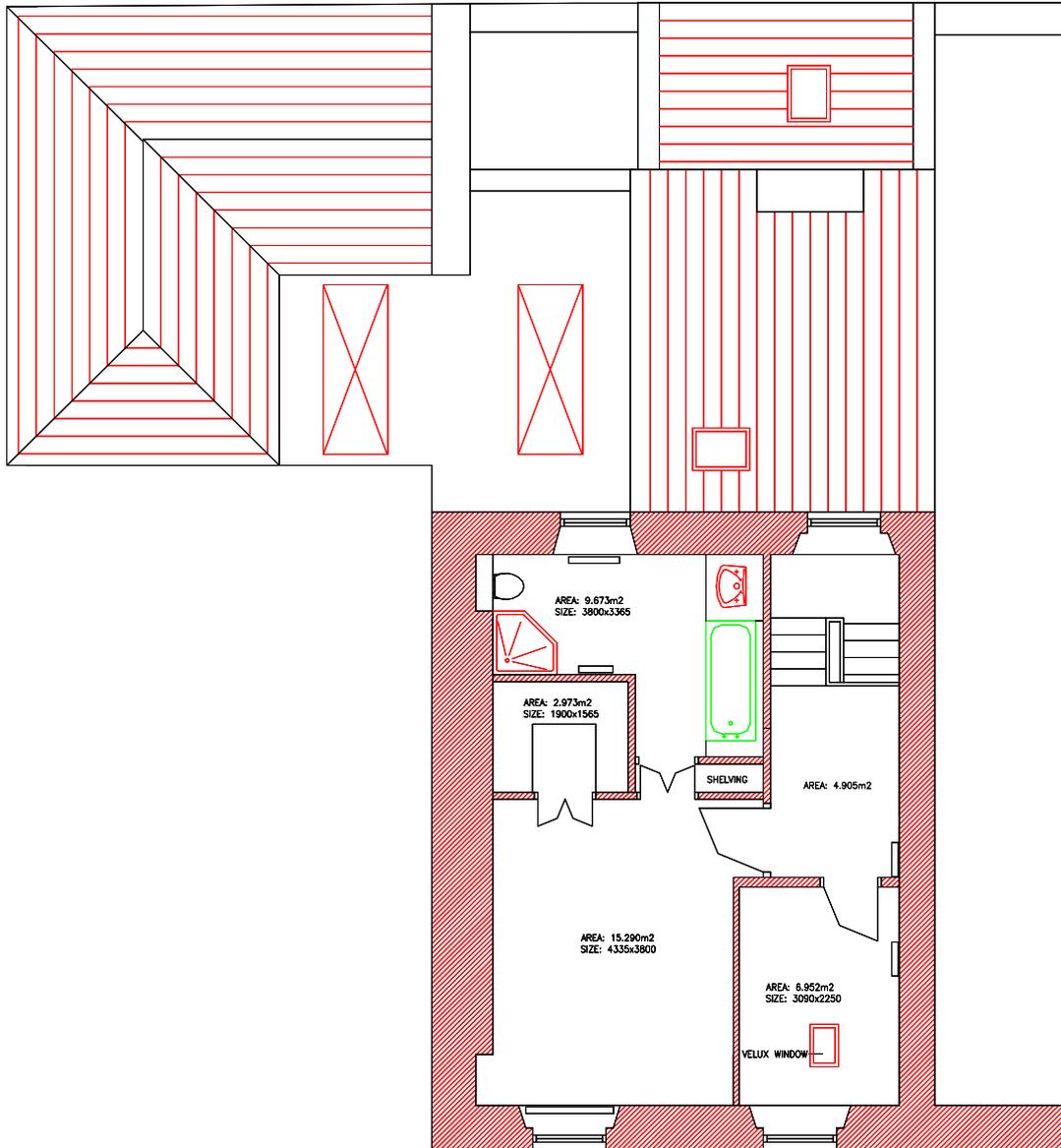
**Rear (north) elevation**



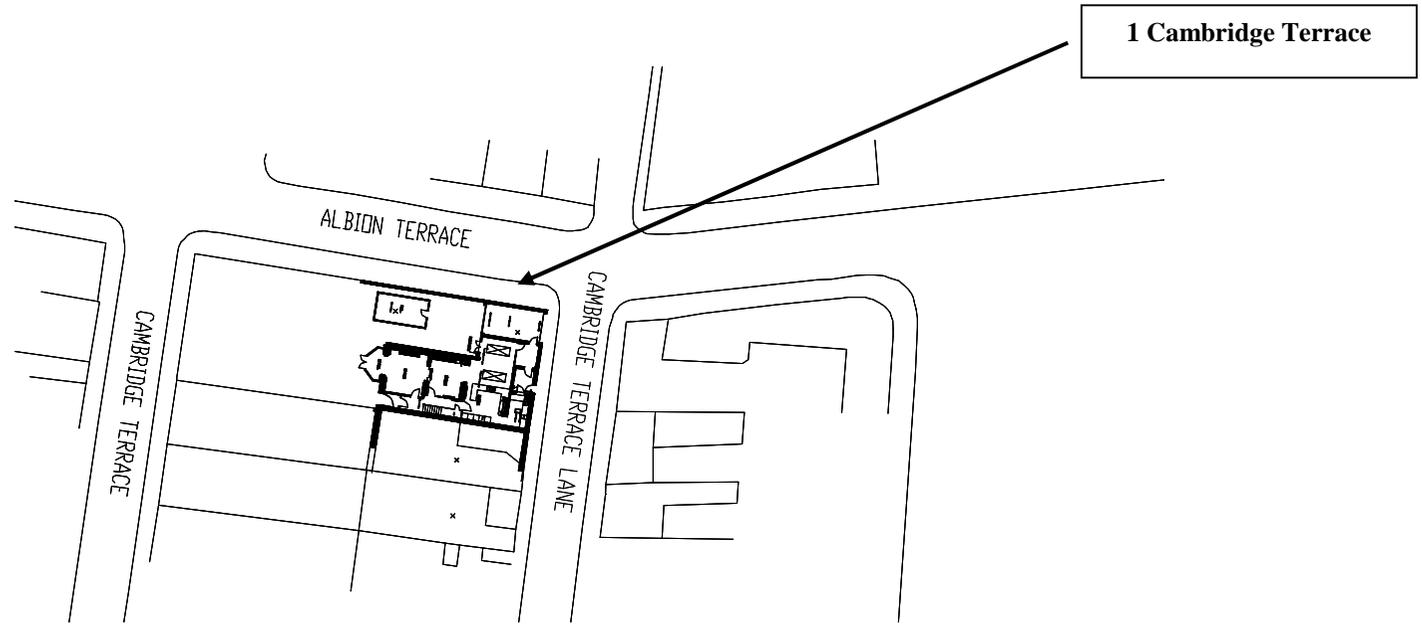
Ground floor plan



**First floor plan**



Second floor plan



Site plan