

Brading, Sandown, Isle of Wight



- **2 Double Bedrooms**
- **Driveway parking**
- **Conservatory and well sized garden**
- **Village location**
- **Chain Free**



About the property

Offered to the market chain free, this spacious semi-detached home is a cracking purchase for anyone looking for their first home or investors alike. It offers not only a quiet village location, but great links to the mainland and nearby Towns of Ryde and Sandown.

The historic village of Brading offers all of your much needed amenities, with the property being walking distance of local pubs, restaurant and convenience store whilst also being a mere meander from stunning countryside walks including the Nature reserve of Brading marshes and beyond such as the Bembridge Windmill trail.

Driveway parking to the front plus a well sized garden to the rear. The outside space here is really good. The rear garden is private and offers a southerly aspect to ensure you never miss the summer sun!

Internally, The property is light, bright and airy and offers a good level of living space including a lounge and conservatory as well as a new kitchen and handy downstairs W/C. The first floor comprises a large landing area with two double bedrooms and a family bathroom.

Local Authority - Isle of Wight Council
Council Tax Band - B
EPC - TBC
Tenure - Freehold

Accommodation

GROUND FLOOR

Porch
Entrance Hall
Lounge/Diner 16'6 x 10'5
Conservatory 14'2 x 6'4
Cloakroom WC
Kitchen 10'5 x 9'7
Utility Room 6'9 x 6'7
Rear Porch

FIRST FLOOR

Landing
Bedroom 1 13'4 x 10'5
Bedroom 2 11'3 x 10'3
Bathroom

OUTSIDE

Off Road Parking
Front Garden
Rear Garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

