

**Brading, Sandown, Isle of Wight**



- **2 Bedroom Semi-Detached Bungalow**
- **Pretty rear aspect**
- **Quiet location**
- **Conservatory**
- **Chain free**



## About the property

Set in the historic village of Brading, this two bedroom bungalow comes to the market, chain free and in a quiet and tucked away position. In need of some TLC, the property offers plenty of potential with a good level of outside space too.

Brading offers excellent village amenities from a primary school to restaurants, pubs and a traditional Fish and Chip shop to name but a few. The outdoor possibilities here are often considered the villages' most redeeming feature, from the RSPB protected Brading Marshes to the stunning downland at the north western end of the village.

Good sized gardens both front and back, the property also enjoys a green and pleasant outlook at the rear, which gives privacy and a level of tranquillity in this quiet spot. The internal space includes two bedrooms, lounge, kitchen and a conservatory.

Offered to the market chain free, this is a superb option for anyone wanting a home on one level that they can make their own.

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

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 14'1 x 10'7

Bedroom 2 9'1 x 8'7

Bedroom 1 14'2 x 9'1

Kitchen 10'7 x 7'2

Wet Room

Conservatory 16'2 x 9'1

### OUTSIDE

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

## CONTACT US

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## 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](http://triggiov.co.uk)**