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wright  
estate agency



- Semi-Detached Cottage
- Separate Lounge & Modern Fitted Kitchen
- Ample Driveway Parking & Garage
- 3 Double Bedrooms + Attic Room
- Utility/Shower Room
- Popular Village Location
- Large Dining Room/Snug Area
- Enclosed Rear Garden
- Fantastic Countryside Views!

48 West Street, Wroxall, PO38 3BS

**£335,000**

This attractive semi-detached cottage with fantastic countryside views is located in the popular village of Wroxall. The local primary school, convenience store/sub-post office, village pub, and bus stops providing a regular service to Ventnor, Shanklin and Newport are within easy walking distance.

The tastefully decorated accommodation comprises an entrance porch, large dining room with snug area, separate lounge, modern kitchen, and utility/shower room on the ground floor, with 3 double bedrooms and the family bathroom on the first floor. Additionally, the property benefits from ample driveway parking, a detached garage, and an enclosed rear garden with gated side access.

The local village amenities, flexible modern interior, and ample off road parking makes this an ideal family home for anyone looking to enjoy Island life in one of its most popular village locations. A viewing is recommended to fully appreciate everything this charming cottage has to offer!



# Accommodation

## Porch

## Dining Room

14'8 x 11'6 (4.47m x 3.51m)

## Snug Area

12'1 x 11'11 (3.68m x 3.63m)

## Lounge

11'8 x 11'2 (3.56m x 3.40m)

## Kitchen

13'9 max x 9'11 max (4.19m max x 3.02m max)

## Utility/Shower Room

11'3 x 6'5 (3.43m x 1.96m)

## First Floor Landing

## Bedroom 1

12' x 11'4 (3.66m x 3.45m)

## Bedroom 2

12' x 9'1 (3.66m x 2.77m)

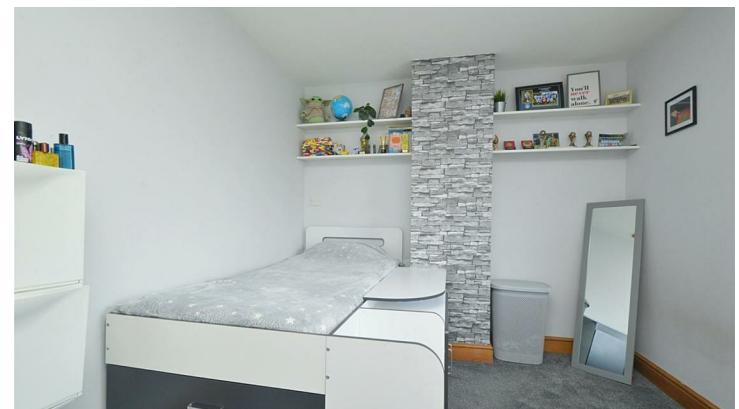
## Bedroom 3

11' x 8'9 (3.35m x 2.67m)

## Bathroom

## Outside

To the front of the property the driveway provides off road parking for several cars and access to the garage (17'10 x 11'10). Gated side access leads to the enclosed rear garden, which is laid mainly to lawn with a patio and decked area.



## Services

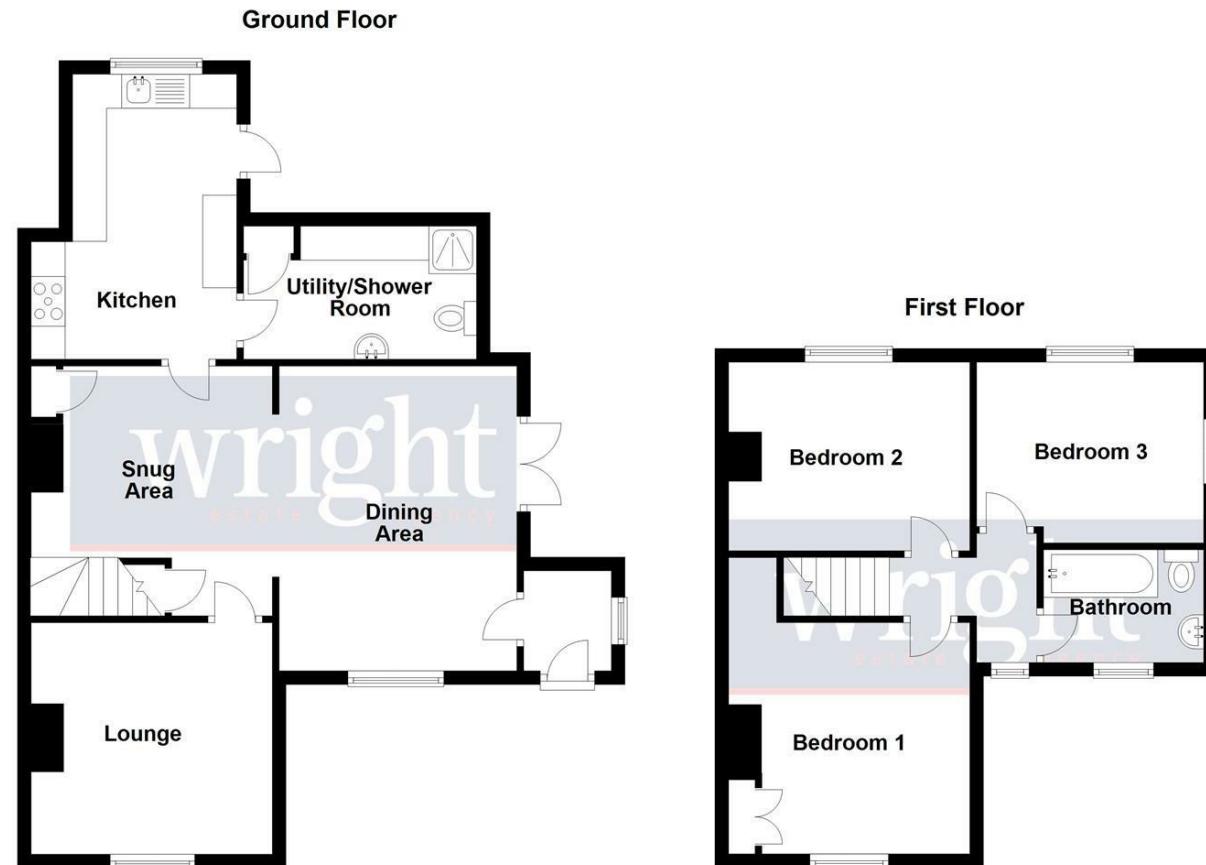
Unconfirmed: gas, electric, telephone, mains water and drainage.

## Council Tax

Band C - Please contact The Isle of Wight Council.

## Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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<b>Viewing:</b>	Date .....	Time .....
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