



- Detached Bungalow
- En-Bloc Garage
- Popular Village Location
- 2 Bedrooms
- Pretty Tiered Gardens
- Extensive Countryside Walks & Bridlepaths
- Fantastic Countryside Views
- Modern Kitchen & Bathroom
- Viewings Welcome

34 Clarence Road, Wroxall, Isle of Wight, PO38 3BY

**£259,950**

This fantastic detached bungalow occupies an elevated position and enjoys breath-taking views of the surrounding countryside. The village offers a range of useful amenities, including a convenience store/sub-post office, a primary school, and bus stops providing a regular service between Ventnor, Shanklin and Island's principle town of Newport.

The well-presented accommodation comprises 2 bedrooms, a lounge/diner with a woodburner, separate kitchen and bathroom. Additionally, the property benefits from an en-bloc garage and lovely tiered gardens, which are ideally positioned to enjoy the breath-taking countryside views.

The popular village location, stunning countryside views, and lovely modern interior makes this an ideal home for anyone looking to enjoy Island life in one of its most popular village settings. A viewing is recommended is fully appreciate everything this truly impressive bungalow has to offer!



# Accommodation

## Entrance Hall

## Lounge/Diner

16'7 x 9'10 (5.05m x 3.00m)

## Kitchen

8'9 x 7'9 (2.67m x 2.36m)

## Bedroom 1

11'11 x 9'10 (3.63m x 3.00m)

## Bedroom 2

8'11 x 8'10 (2.72m x 2.69m)

## Bathroom

8'9 x 5'6 (2.67m x 1.68m)

## Outside

To the front of the property the garden is mainly lawned with a decked area. The rear garden is tiered with a lawned area, 2 garden sheds (1 with power for white goods), a summerhouse, and an outside power socket. The solar panels are owned by the vendors and were installed in 2021.

## Parking

There is an en-bloc garage located close by providing secure off road parking.



**Services**

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

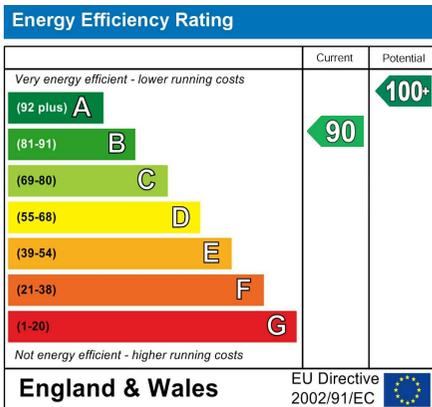
**Council Tax**

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

**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.

**Ground Floor**



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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PROTECTED

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**Viewing:**

Date .....

Time .....