



- Charming Terraced Home
- Large Rear Garden
- Lounge/Diner with Bay Window

- 2 Bedrooms
- Close to Local Amenities & Transport Links
- Well-Presented Throughout

- Far Reaching Countryside Views
- Good Sized Kitchen
- Viewings Welcome

48 New Road, Brading, PO36 0AJ

£215,000

This charming terraced cottage is located in the historic town of Brading, and occupies an elevated position, well placed to enjoy fantastic views of the surrounding countryside. Bus stops providing a regular service to Ryde and Sandown, the local train station with mainland ferry connections, a convenience store, and a selection of pubs are all within easy walking distance.

The well-presented accommodation comprises a light and airy lounge/diner with a bay window and good sized kitchen on the ground floor, with 2 bedrooms and the spacious bathroom on the first floor. Additionally, the property benefits from a large lawned rear garden with a summerhouse, which is well placed to enjoy views of the surrounding countryside.

The well-appointed accommodation, fantastic countryside views, and beautiful garden makes this an ideal home for anyone looking to enjoy Island life and take advantage of the many amenities Brading has to offer. An early viewing is recommended to avoid missing out on this truly impressive terraced cottage and its many original features!



Accommodation

Entrance Hall

Lounge

13'9 into bay x 10'6 (4.19m into bay x 3.20m)

Dining Area

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

Kitchen

13' x 12'6 max (3.96m x 3.81m max)

First Floor Landing

Bedroom 1

14'1 x 11'1 (4.29m x 3.38m)

Bedroom 2

10'11 x 8'11 (3.33m x 2.72m)

Bathroom

9'1 x 8'5 (2.77m x 2.57m)

Outside

To the front of the property there are steps leading to New Road. The large rear garden is laid mainly to lawn with a well-positioned summerhouse to enjoy the far reaching views of the surrounding countryside.



Services

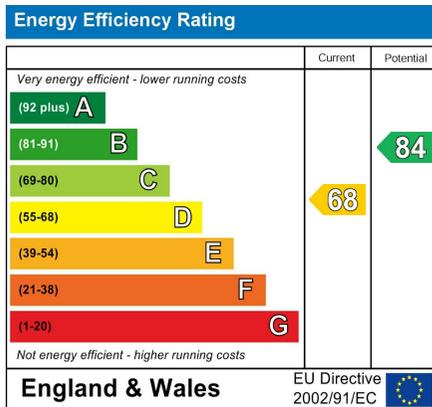
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band B - 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.



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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Viewing:
Date
Time