

shanklin@wright-iw.co.uk

wright  
estate agency



- Semi-Detached House
- Potential Off Road Parking
- CHAIN FREE
- 2 Double Bedrooms
- Enclosed Rear Garden
- Ideal First Time Buyer Home
- MODERNISATION REQUIRED
- Close to Local Amenities
- Viewings Welcome

6 Lower Furlongs, Brading, PO36 0DX

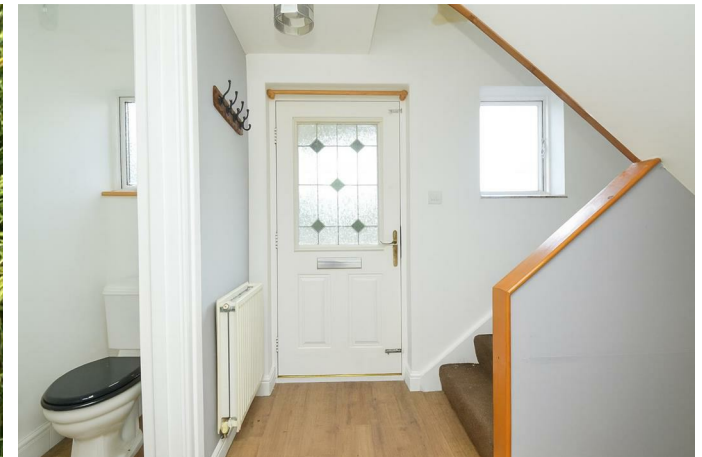
**£180,000**



Located in the charming town of Brading, this semi-detached house presents a wonderful opportunity for those looking to put their own stamp on a home. While the property requires modernisation, it offers a solid foundation with its two double bedrooms, a comfortable lounge/diner and separate kitchen, perfect for relaxing or entertaining guests.

The layout of the house is practical, with a bathroom conveniently located to serve both bedrooms. The potential for transformation is immense, allowing you to tailor the space to your personal taste and lifestyle. There is an opportunity to add off road parking (subject to the relevant planning permission).

Brading is known for its rich history and community spirit, making it an ideal location for families and individuals alike. With local amenities within easy reach and beautiful countryside nearby, this CHAIN FREE property not only offers a home but also a lifestyle.



## Accommodation

**Porch**

**Entrance Hall**

**Cloakroom**

**Lounge/Dining Room**

16'7 x 10'5 (5.05m x 3.18m)

**Kitchen**

10'5 max x 9'6 max (3.18m max x 2.90m max)

**Utility**

6'9 x 6'8 (2.06m x 2.03m)

**Side Porch**

**First Floor Landing**

**Bedroom 1**

13'5 x 10'5 (4.09m x 3.18m)

**Bedroom 2**

10'6 x 10' (3.20m x 3.05m)

**Bathroom**

6'11 x 5'9 (2.11m x 1.75m)

**Outside**

To the front of the property the garden is laid mainly to lawn with potential for off road parking (subject to the relevant planning permission). There is a lean-to shed on the side of the property with access to the rear garden, which is also laid mainly to lawn.





Services

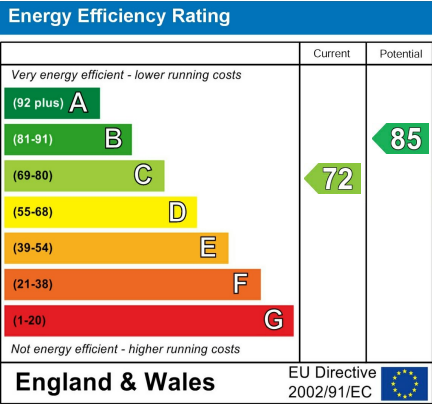
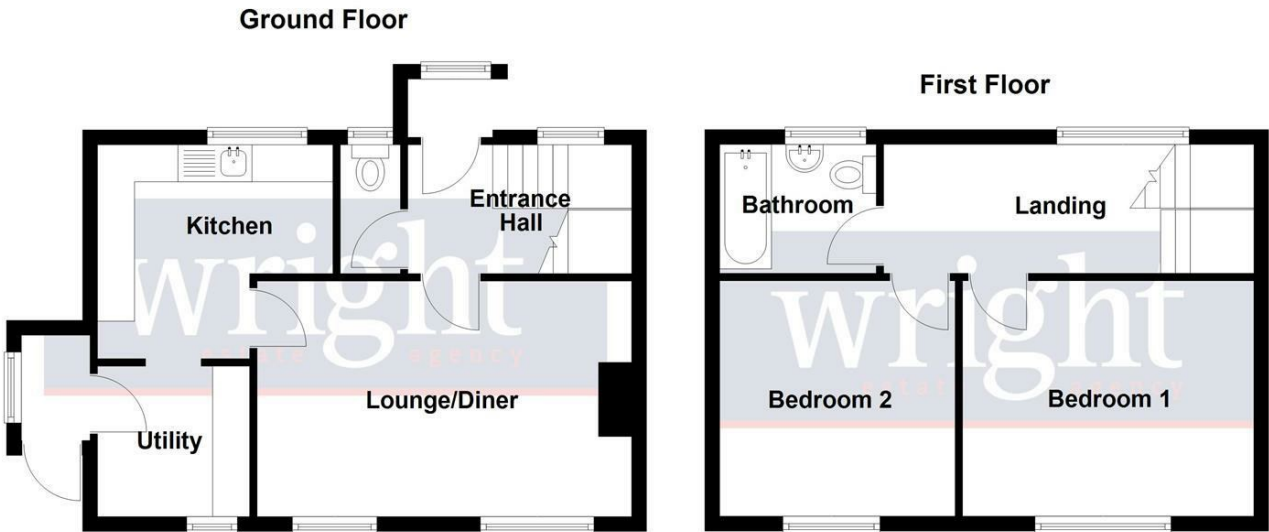
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.

f

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

t

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

naei propertymark

PROTECTED

The Property Ombudsman

Viewing:

Date .....

Time .....

