



- Semi-Detached House
- Downstairs Cloakroom
- Ideal Family Home
- 3 Bedrooms
- Low Maintenance Garden
- Close to Local Amenities
- 2 Reception Rooms & Separate Kitchen
- CHAIN FREE
- Viewings Welcome

66 Mitchell Avenue, Ventnor, PO38 1DS

£235,000

This charming semi-detached home is located in the popular Victorian seaside town of Ventnor. The nearby town centre with a variety of independent shops, several schools, and the picturesque seafront with miles of coastal walks are all within easy walking distance.

The well-proportioned accommodation comprises 2 reception rooms, a separate kitchen, and cloakroom on the ground floor, and 3 bedrooms and the bathroom on the first floor. Additionally, the property benefits from a low-maintenance south-facing garden.

The popular coastal location, family-friendly accommodation, and easy access to many local amenities makes this an ideal home for anyone looking to enjoy Island life by the sea in one of its most popular seaside towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



Accommodation

Kitchen

15'5 x 7' (4.70m x 2.13m)

Dining Room

12' x 11'10 (3.66m x 3.61m)

Hallway

Cloakroom

Lounge

14'6 into bay x 12' (4.42m into bay x 3.66m)

First Floor Landing

Bathroom

Bedroom 1

14'6 into bay x 12' (4.42m into bay x 3.66m)

Bedroom 2

12' x 11'10 (3.66m x 3.61m)

Bedroom 3

15'4 x 7' (4.67m x 2.13m)

Outside

To the front of the property steps lead to Mitchell Avenue. The rear garden is laid to artificial lawn for ease of maintenance with a patio area and garden shed.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
 Phone: 01983 866822
 Email: shanklin@wright-iw.co.uk

PROTECTED

Viewing: Date Time