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wright
estate agency



- Purpose Built First Floor Maisonette
- Attic Room
- Popular Village Location

- 2 Bedrooms
- Spacious Lounge/Diner with Separate Kitchen
- Close to Local Amenities

- Private Garden
- Lovely Countryside Views
- Viewings Welcome

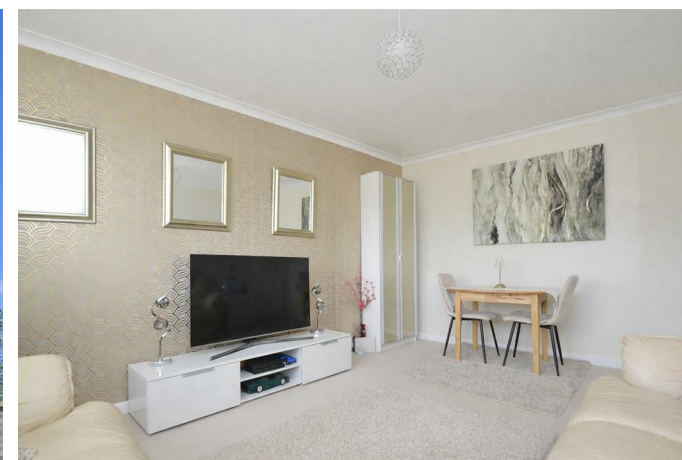
Flat 3 25 Yarborough Road, Wroxall, PO38 3EA

£165,000

This purpose built first floor maisonette is located in a popular village setting, with miles of countryside walks and bridlepaths to explore. The local primary school, convenience store/sub-post office and bus stops providing a regular service to Ventnor, Shanklin and Newport are all within easy walking distance.

The well-presented accommodation comprises a private ground floor entrance, first floor landing with fitted storage, 2 bedrooms, a spacious lounge/dining room, separate kitchen and attic room. Additionally, the property benefits from a private lawned garden located at the rear of the building.

The popular village location, lovely countryside views, and private garden makes this an ideal home for anyone looking to enjoy Island life in one of its most popular village settings. A viewing is recommended to fully appreciate everything this fantastic purpose built maisonette has to offer!



Accommodation

Ground Floor Entrance Lobby

First Floor Landing

Lounge/Dining Room

16'5 x 10'7 (5.00m x 3.23m)

Kitchen

10'7 x 7'10 (3.23m x 2.39m)

Bedroom 1

13'6 x 10'8 (4.11m x 3.25m)

Bedroom 2

9'10 x 7'2 (3.00m x 2.18m)

Bathroom

7'2 x 6'9 (2.18m x 2.06m)

Outside

To the rear of the property there is a private garden, laid mainly to lawn with a patio area and garden shed.



Services

Unconfirmed: electric, telephone, mains water and drainage.

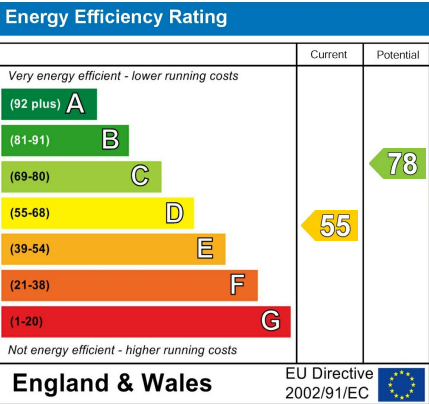
Council Tax

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.

First 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



Viewing: Date Time