12 Mitchell Avenue, Ventnor, PO38 1DW

Guide Price £210,000

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McCarthy & BOOKER

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ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER
CHAIN FREE ~ Three bedroom cottage ~ Sea views ~ Sun room

A three bedroom cottage with sea views

A well-positioned semi-detached 1930s cottage, enjoying a convenient setting within easy walking distance of Ventnor town centre and the seafront. The property benefits from attractive rear-facing sea views and has been thoughtfully improved in recent years, while still offering scope for further updating. With three bedrooms, a charming established garden and a practical layout, this chain-free home presents an appealing opportunity for a range of buyers.

Interior

The front door opens into a spacious hallway with stairs rising to the first floor. The kitchen is fitted with a range of wall and base units and features a range-style Belling oven with gas hob, along with space and plumbing for a washing machine and a wall-mounted Worcester Bosch gas boiler.

To the rear, the sitting/dining room enjoys attractive sea views and provides access through to the sun room, which in turn opens onto the garden—creating a natural flow between indoor and outdoor living.

On the first floor, there are two double bedrooms and a single bedroom, along with a shower room comprising W.C and wash hand basin. Bedrooms to the rear benefit from excellent sea views. The loft is well insulated and partly boarded, offering useful additional storage.

First Floor:
On this level are two double bedrooms and a single bedroom, along with a shower room comprising W.C and wash hand basin. Bedrooms to the rear benefit from excellent sea views.
The loft is well insulated and partly boarded, offering useful additional storage.

Exterior

The garden is a real delight and feature of the property—sunny, sheltered and well established with a variety of mature shrubs and trees, creating a private and inviting outdoor space. There is side access to the rear and the original access from the bottom of the garden could be reinstated if required.
Fabulous sea views can be enjoyed from the top of the garden.

Further Information

Tenure: Freehold
EPC: D
Council tax band: C
Mains water, gas, electricity and sewerage
Double glazed throughout
Partially boarded loft with ladder access and lighting
Gas central heating

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Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

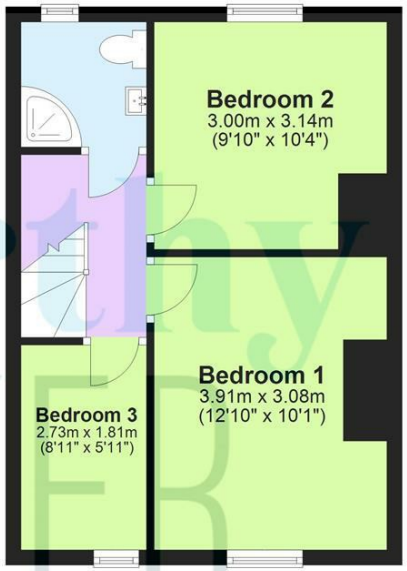
Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Ground Floor
Approx. 41.8 sq. metres (449.4 sq. feet)

First Floor
Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 76.5 sq. metres (823.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group
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