



Useful information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

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01983 525710

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually accurate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Book a viewing

There is no substitute to seeing the real thing!
To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



£375,000 Freehold

3 Linden Court High Street, Wroxall, Ventnor, Isle of Wight, PO38 3BZ



- Modern semi-detached house
- Parking for two vehicles
- 5 Bedrooms
- Bathroom and en-suite shower room
- Kitchen/diner and spacious lounge



Call 01983 525710 to view this home, or visit www.triggio.co.uk for more details



AGENT'S COMMENTS

A modern, executive style home, beautifully presented within the heart of the picturesque village, on the southern side of the Island. The home is ready for the new owner to move straight in with your furniture and enjoy this maintenance free home.

As you arrive at the home, there are two allocated parking bays and an easy to manage front and rear garden. There is a local pub, convenience store, community hall and local Primary School, all situated in the village and the very popular Island Free School just a few miles away.

As you enter the home, you have the all-important cloakroom, a modern fitted kitchen/diner along with the spacious lounge to the rear of the home overlooking the garden. Whilst the first floor comprises two double bedrooms and family bathroom along with a further two single bedrooms. The master bedroom and en-suite shower room are located on the top floor and offers views of the countryside to Appuldurcombe House.

Council Tax Band C



Accommodation

GROUND FLOOR

- Entrance Hall
- Kitchen/Breakfast Room 17'3 x 9'10
- Lounge/Diner 16'9 x 11'2
- Cloakroom WC

FIRST FLOOR

- Landing
- Bedroom 2 13'3 x 9'4
- Bedroom 3 10'6 x 9'4

Bedroom 4 9'11 x 6'4

Bathroom

SECOND FLOOR

- Bedroom 1 16'2 x 13'9
- En-suite Shower Room

OUTSIDE

- Front Garden
- Rear Garden
- Parking x 2