



Nell Cottage Clevelands Road, Wroxall  
£275,000



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Estate Agents

## Nell Cottage Clevelands Road, Wroxall

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Tucked away on a private road in Wroxall, this bright and well loved bungalow provides two bedrooms; two reception rooms; kitchen; shower room and a good sized, separate garden room with a solid roof. Although in need of some general modernisation and remedial works, the bungalow has a lovely feel to it, with parking to the front and a very pretty south facing garden. Beyond the neighbours gardens, you have the most beautiful views of the Downs as a backdrop to sit out and enjoy. The bungalow is offered with no onward chain. Leasehold 944 years from 3/4/1932. No ground rent or service charge. Council Tax Band - C. EPC - D-66

### Storm porch with door into:

#### Entrance Hallway:

A T-shaped hallway, with access to loft (with pull down ladder) and doors to:

#### Sitting Room:

13'11" x 11'5" max (4.25m x 3.48m max)

Set to the front of the home with large front window and tiled fireplace and hearth, with dark wood surround.

#### Dining Room:

12'4" max x 8'9" (3.76m max x 2.68m)

With window to rear and built in cupboard housing the modern, gas fired boiler. Large square opening which links the room to the:

#### Kitchen:

8'1" max x 8'0" max (2.48m max x 2.46m max)

In need of modernisation, fitted with dark fronted units and pale mottled worktops with stainless steel sink unit. Spaces for appliances; window and door to rear.

#### Garden Room:

19'1" x 7'8" (5.83m x 2.36m)

A super addition to the home, providing a lovely place to sit and enjoy the garden and Downs views beyond. Constructed with patio doors to all sides and solid roof with two velux skylights.





### **Bedroom One:**

14'0" max inc wardrobes x 11'5" max (4.28m max inc wardrobes x 3.50m max)

A double bedroom with a wall of wardrobes to one side and large front window.

### **Bedroom Two:**

11'1" + cupboard x 9'1" (3.39m + cupboard x 2.78m)

With window to rear, looking to the garden and Downs beyond. Built in cupboard to one chimney recess.



### **Shower Room:**

8'0" max x 4'9" max (2.44m max x 1.47m max)

Tiled to half height and shower area, fitted with WC; wash hand basin and large walk-in shower enclosure. Opaque window to rear.

### **Front Garden:**

A neat lawn sits to the front of the home, divided by a pathway leading to the storm porch. A driveway sits to one side, providing parking and each side provides access to the:



### **Rear Garden:**

A very pretty, sunny and enclosed rear garden with a patio area to one side and lawn below, all bordered by planted beds with attractive and colourful shrubs and plants. A hardstanding to one corner houses a smart shed and the garden benefits from a beautiful, far reaching backdrop to the Downs.

### **Disclaimer**

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Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



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Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	66



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