Nell Cottage Clevelands Road, Wroxall

£275,000

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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 neighours 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

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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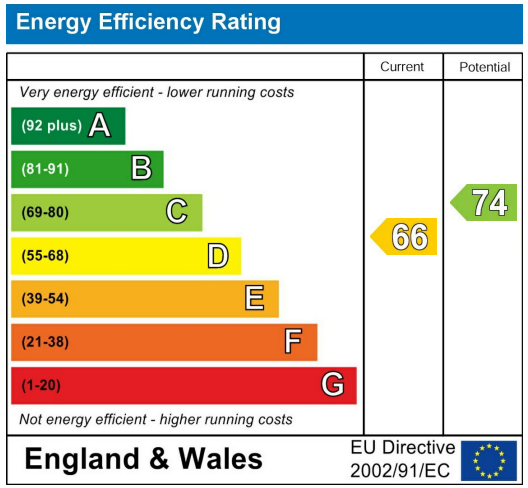

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Love this property and want to see more?
Call us on 01983 280555
Email: hello@meganbakerestateagents.com

Pop in for a chat

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YOUR HOME IS WHERE OUR HEART IS