

McCarthy  
& BOOKER



2a Undercliff Gardens, Ventnor, Isle of Wight, PO38 1UB

**Guide Price £525,000**



A three bedroom detached house set in an elevated position in a very desirable cul-de-sac, close to Steephill Cove and the famous botanical gardens. The property has been built to a very high standard with balconies from the main rooms and oak flooring throughout the property.

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#### Entrance

A ramped stone walkway leads to wooden steps with iron galvanised balustrades onto a wooden decked terrace which runs the full length of the house.

#### Entrance Hall

Half glazed double glazed door with full length side screens to the Entrance hall which is a lovely light space, oak flooring, stairs to first floor, radiator, under stairs cupboard.

#### Living/Dining Room

25'6 x 14'8

Good size room with double glazed doors to the front decking with sea views. Double glazed door to side garden with steps up to rear terrace, double glazed windows to side and rear. Oak flooring, two radiators.



### Kitchen

14 x 13'4

Range of matching wall and base units with oak work surfaces, stainless steel one and a half bowl sink unit, range double oven and grill with five burner gas hob, built in washing machine, dishwasher, space for fridge freezer, central island unit with solid oak work surface, oak flooring, double glazed doors to wooden decked terrace.

### Rear Lobby

Radiator, door into rear.

### Cloakroom/ Utility Room

With low level WC, Glowworm gas boiler, plumbing for washer/dryer, wall mounted units.

### Bedroom 3

12 x 8'10

Double glazed window to rear, radiator, oak flooring, EN SUITE BATHROOM comprises of enclosed shower cubicle, heated towel rail.

### First Floor

With double glazed door onto balcony, sea views, oak flooring.

### Main Bedroom

18'7 x 14'5

Lovely bright and airy room with double doors to a Juliet balcony with sea views, double glazed window to side, built in wardrobes, oak flooring, radiator, EN SUITE BATHROOM comprising of enclosed shower cubicle, panelled bath with mixer taps and shower attachment, low level WC, pedestal basin, heated towel rail, slate tiled flooring.

### Bedroom 2

16 x 14

Large double room, double glazed doors to an enclosed balcony, double glazed window to rear, oak flooring, radiator, EN SUITE BATHROOM comprising of enclosed shower cubicle, panelled bath, pedestal basin, heated towel rail.

### Outside

Steps to decked terrace. A block driveway leads to an



integrated GARAGE 19.2 x 11.7 up and over electric door, power and light. The surrounding gardens are a series of low maintenance terraced areas.

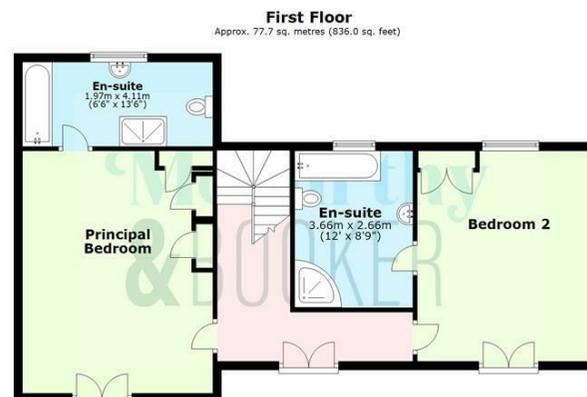
### Viewing

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.



Total area: approx. 174.2 sq. metres (1874.8 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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