

McCarthy  
& BOOKER



6 Queens Drive, Brading, Isle of Wight, PO36 0JB

**Guide Price £287,500**



Set in a quiet cul-de-sac on the outskirts of Brading, this two-bedroom detached bungalow presents an excellent opportunity for those seeking a tranquil setting with easy access to village amenities and the beautiful surrounding countryside and downland.

### Queens Drive

Located in a quiet close on the outskirts of Brading, this two-bedroom detached bungalow offers an excellent opportunity for those seeking a peaceful setting with convenient access to village amenities and the stunning surrounding countryside and downland.

### Accommodation

The accommodation comprises two small double bedrooms, a newly fitted wet room with WC and wash basin, and a spacious sitting/dining room positioned at the front of the property. The kitchen, accessible from the living area, provides a practical layout for everyday living. A useful UPVC enclosed porch offers additional storage and access.

### Outside

Externally, the property benefits from a generous single garage and driveway parking. The rear garden is mainly laid to lawn and enclosed by timber fencing, providing a private and manageable outdoor space.



Having been in the same ownership since the late 1980s, the bungalow would now benefit from general upgrading and modernisation, allowing a new owner to put their own stamp on the property. Offered to the market chain free, this is an ideal opportunity for buyers looking for a project or a retirement home in a popular Isle of Wight location.

### Brading

Brading is one of the oldest towns on the Isle of Wight and is steeped in history. Located on the eastern side of the Island, just a short drive from Ryde, the town was once a major port before the land was reclaimed in the 19th century. Today, Brading retains much of its original character, with beautiful period cottages and historic buildings lining the heart of the town.

Local attractions include the impressive Norman church of St Mary's and the nearby Brading Roman Villa, which offers fascinating insights into the area's Roman past. The surrounding countryside provides plenty of opportunities for walking, cycling, and exploring the Island's natural beauty.

### Further Information

Tenure: Freehold

Council tax band: C

EPC: D

Mains water, gas, electricity and sewerage

Double glazed at the front, single glazed at the rear

Loft partially boarded with ladder and light

Gas central heating

New consumer unit fitted February 2025

Broadband max predicted: Download 900mbps

Upload 900mbps



### 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.

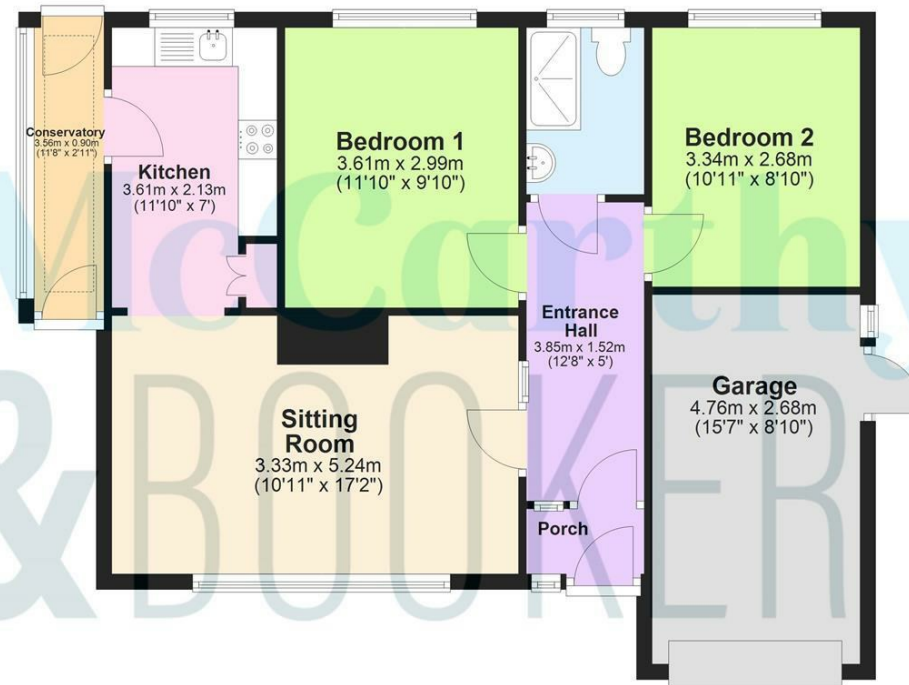
### Disclaimer

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. 74.4 sq. metres (801.4 sq. feet)



Total area: approx. 74.4 sq. metres (801.4 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 [www.silverarchgroup.co.uk](http://www.silverarchgroup.co.uk)  
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