



9 Crocker Street, Newport, Isle of Wight, PO30 5BX

Guide Price £225,000



Brewery Cottage is a charming terraced property offering good sized 3 bedroom accommodation and delightful walled cottage garden. Viewing is highly recommended to appreciate what the cottage has to offer. Brewery Cottage is being offered CHAIN FREE.

Grade II listed cottage

This Grade II Listed cottage is conveniently situated in a central location, ideally located for those seeking a property with historical charm and close proximity to Newport's amenities.

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Ground Floor

Front door opens to a Vestibule with door to a good sized dining room. There is a pretty feature fireplace and serving hatch to the kitchen.

The kitchen is fitted with a range of floor and wall mounted units with worksurfacing over. There is space and plumbing for a washing machine, compact dishwasher and fridge freezer.

A small paned window overlooks the side.

The living room is a super room which is flooded with light from the dual aspect and french doors to the pretty rear garden.

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First Floor

A curved staircase leads to the first floor landing. There is a double bedroom overlooking the street scene to the front. Cupboard housing the Glow Worm combination boiler.

The bathroom has suite comprising pea shaped bath with shower over, WC and wash hand basin. There is a further separate WC with vanity wash hand basin on this floor.

Second Floor

The curved staircase leads to two further double bedrooms on the second floor.

Outside

To the rear of the property is a delightful walled cottage garden which is well stocked with a variety of plants and shrubs and small pond. There is a useful storage shed. A lockable door provides secure side access. There is off road parking for one car.

Further information

Council Tax Band - D

EPC - D

Tenure - Freehold

Grade II Listed

The property is warmed by gas central heating via Glow Worm combination boiler housed in the cupboard in Bedroom 1.



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.

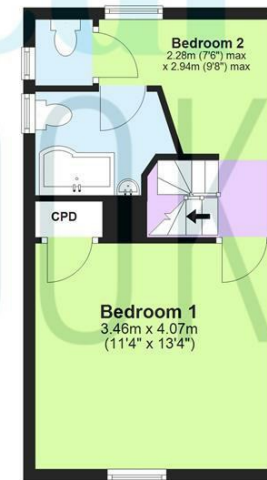
Ground Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.0 sq. feet)



Second Floor

Approx. 31.6 sq. metres (340.4 sq. feet)



Total area: approx. 115.3 sq. metres (1240.7 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

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