

Wroxall, Ventnor, Isle of Wight



- **Gas central heating**
- **Off road parking**
- **Quaint cottage**
- **Village location**
- **2 Bedrooms**



About the property

A quaint, cottage nestled in the heart of a quiet Village, with local shops, community hall and main bus route through to the nearby Ventnor and Island principle town of Newport. There's also the added benefit of the primary school and within a short distance is The Island Free School.

Arriving at the property, there's off road parking and small courtyard area before you enter the home. Internally, you enter into in the spacious kitchen/diner which leads to a cosy lounge. There's also the added benefit of an additional cloakroom here too.

The first floor comprises two double bedrooms and master bathroom suite. The property does also benefit from gas central heating and double glazed windows.

Local Authority - Isle of Wight Council
Council Tax Band B
EPC - D
Tenure - Freehold

Accommodation

GROUND FLOOR

Kitchen/Diner 16'7 x 13'5

Lounge 12'3 x 11'1

W/C

FIRST FLOOR

Landing

Bedroom 1 12'3 x 11'1

Bedroom 2 13'5 x 10'7 (L-Shaped)

Bathroom

OUTSIDE

Parking

Small courtyard

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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