



£240,000

48 NEW ROAD, BRADING, ISLE OF WIGHT, PO36 0AJ



LOVELY CHARACTER COTTAGE CLOSE TO VILLAGE CENTRE!

Welcome to 48 New Road! This charming **VICTORIAN MID-TERRACE COTTAGE** was constructed in 1895 and retains some original features. The property is well proportioned and sits above the road offering lovely views towards Culver Downs from the front windows. The accommodation comprises a large kitchen/breakfast room, 'double' living/dining room and, on the first floor 2 **BEDROOMS** plus bathroom. Benefits include gas central heating, double glazing, plus a large, **WELL STOCKED GARDEN** (measuring approximately 80ft in length and includes a **SUMMER HOUSE**). Close to the Old Village amenities, lovely rural walkways and minutes' drive to the coastal roads and beautiful beaches, an internal viewing is well worth a visit.

ACCOMMODATION:

Composite double glazed door to:

HALLWAY:

Entrance hall with original plaster arch feature and laminate flooring. Radiator. Room thermostat. Consumer unit. Carpeted stairs to first floor. Entrance to the dining room and kitchen.

DINING ROOM:

10'09 x 8'03 (3.28m x 2.51m)

Carpeted dining room with glass block feature with borrowed light from the kitchen. Radiator. Archway to the sitting room.

SITTING ROOM:

13'09 x 10'03 into recess (4.19m x 3.12m into recess)

A most comfortable sitting room with double glazed bay window to front. Feature fireplace. Radiator.

KITCHEN:

12'05 max x 11'02 max (3.78m max x 3.40m max)

Comprising range of matching cream wall and base units with contrasting work top incorporating inset stainless steel 1.5 bowl sink unit. Hotpoint gas hob and electric oven. Space and plumbing for washing machine and white goods. Vinyl flooring. Double glazed patio doors and window to rear garden.

FIRST FLOOR LANDING:

Fitted carpet. Loft hatch and built in linen cupboard.

BEDROOM 1:

13'09 x 10'09 into recess (4.19m x 3.28m into recess)

Carpeted double bedroom with double glazed windows to front offering superb views across the Downs towards the coast. Feature fireplace. Radiator.

BEDROOM 2:

10'09 x 8'03 into recess (3.28m x 2.51m into recess)

A second carpeted bedroom with double glazed window to rear. Radiator.

BATHROOM:

9'00 x 8'03 into recess (2.74m x 2.51m into recess)

Comprising suite of bath with shower attachment; wash basin and low flush WC. Vinyl flooring. Ladder style radiator. Glow Worm gas combination boiler. Double glazed window.

GARDENS:

One of the features of the property is lovely large garden. The patio area is directly outside the kitchen which offers an ideal al fresco dining area with outside lighting and an outside tap. This leads via steps to the well stocked, lawned garden which extends approximately 80 feet in length. At the rear of the garden is a summer house where views towards Culver Downs can be seen.

TENURE:

Freehold

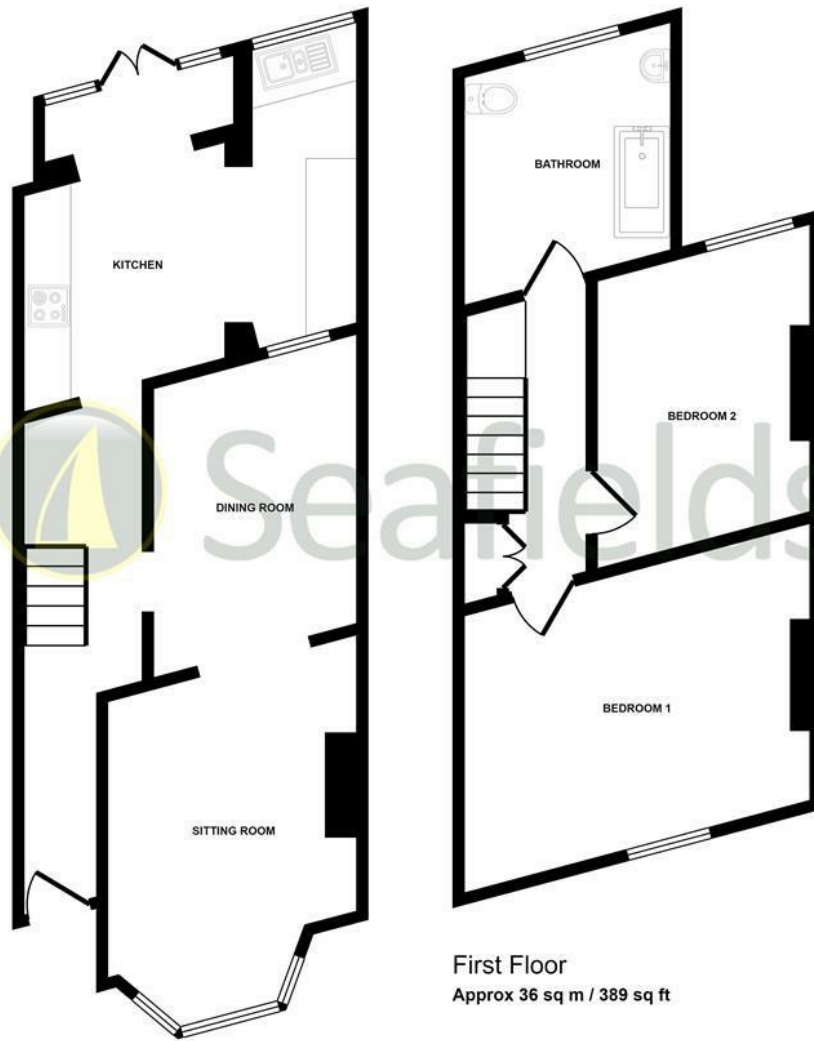
COUNCIL TAX:

Council Tax Band B: 2024 -2025 £1833. 80

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
80 sq m / 866 sq ft



Ground Floor
Approx 44 sq m / 477 sq ft

First Floor
Approx 36 sq m / 389 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	68	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

