



Guide Price £235,000

6 CHARNWOOD COTTAGES, WEST STREET, BRADING, PO36 0DN



Nestled in an elevated setting and enjoying far reaching views, this delightful semi-detached PERIOD COTTAGE offers a perfect blend of comfort and convenience. The charming accommodation offers a lovely sitting/dining room (with LOG BURNER), separate kitchen, 2 BEDROOMS plus first floor bath/shower room and a superbly proportioned loft (with light, power and window offering ample natural light). Added benefits include GAS CENTRAL HEATING, double glazing, plus front and rear COURTYARD GARDENS. Convenience is key with this property, as it is located near the centre of this Old Town with its bars/restaurants and convenience stores as well as minutes from the Islandline train station and bus route. Additionally, the easy drive to the main towns of Ryde, Sandown and Newport offers a plethora of shopping and entertainment options. For those enjoying outdoor living, this is a great location for both coastal and countryside walks - with the long stretch of beaches a few minutes' drive away. CHAIN FREE.

ACCOMMODATION:

Accessed via side of property, entrance door to:

SITTING/DINING ROOM:

A superbly proportioned carpeted 'double' reception room with designated living and dining areas - with double glazed windows to front and side. Radiators x 2. Brick fireplace with inset log burner on tiled base. Stairs with attractive banister leading to first floor. Door to:

KITCHEN:

Separate fitted kitchen comprising fitted range of cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit with mixer taps. Integral Bosch electric hob with oven under and extractor over. Wall mounted gas combination boiler. Space for tall fridge/freezer, washing machine and tumble dryer (or dishwasher). Double glazed door and window to small rear courtyard.

FIRST FLOOR LANDING:

Carpeted landing with loft hatch leading to superbly spacious loft with light, power and large window offering ample natural light. Doors from landing to:

BEDROOM 1:

Good sized carpeted double bedroom with double glazed window offering superb views across the Downs. Radiator. Wall to wall range of fitted wardrobe/cupboards.

BEDROOM 2:

A single carpeted bedroom with double glazed window to side. Radiator. Fitted wardrobe/cupboard/dressing table with TV wall bracket.

BATHROOM:

Coloured suite of bath, shower cubicle, pedestal wash basin and w.c. Door to linen cupboard. Radiator. Double glazed window to rear.

OUTSIDE:

To the rear is a small courtyard area leading to side path to front of property. There is garden shed plus doorway to outside w.c.

To the front, there is a seating area with mature borders plus a large timber storage shed. Steps (with continuation of mature shrubs) lead down to West Street. NOTE: The property is also accessed via a wide pathway with gentle slope from the corner of West Street.

TENURE:

Leasehold - 999 years from 1878

COUNCIL TAX:

Band B

OTHER PROPERTY FACTS:

Construction: Standard

Conservation Area: No

Listed Building: No

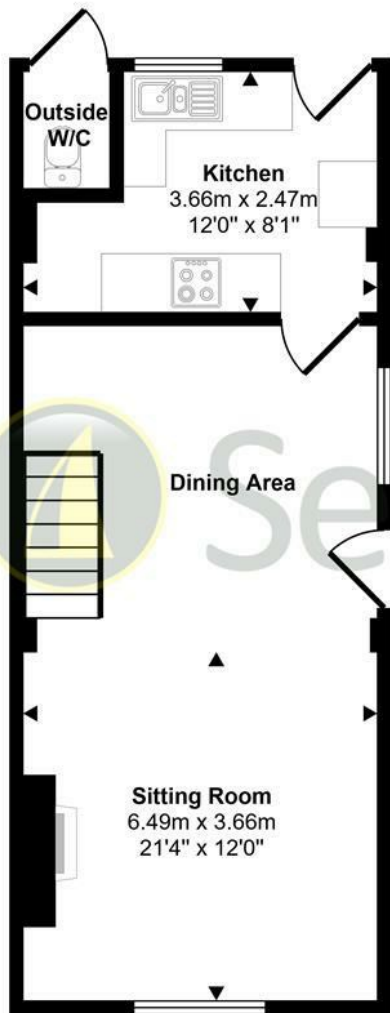
Flood Risk: None

Seller's Situation: Chain Free

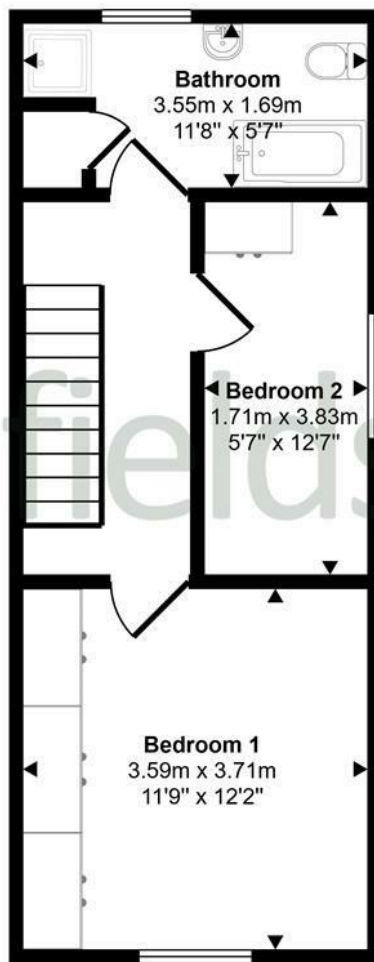
DISCLAIMER:

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
68 sq m / 737 sq ft

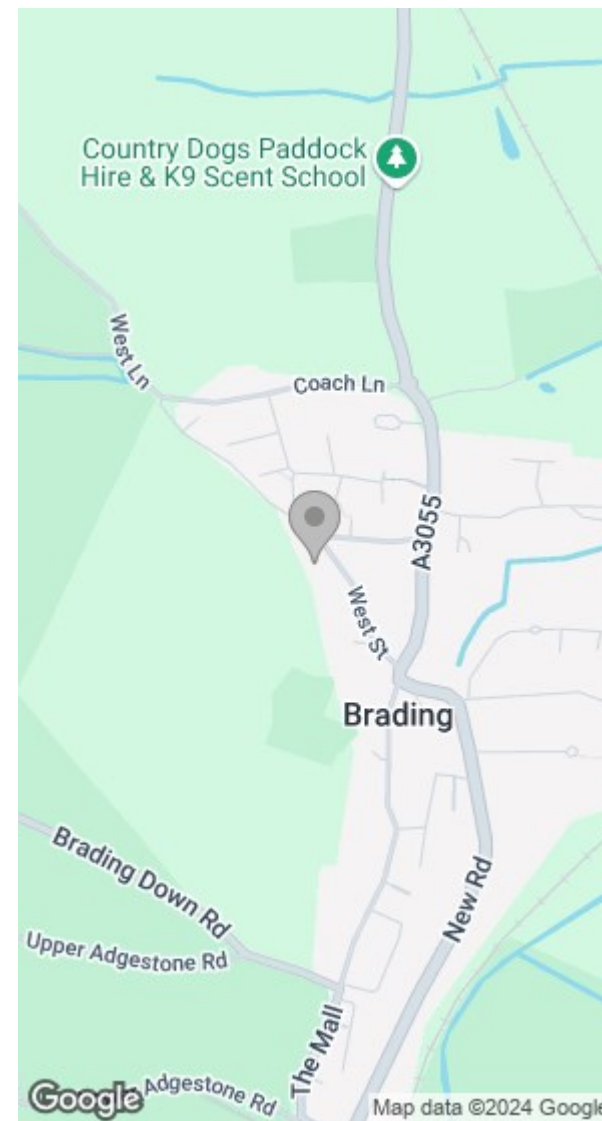


Ground Floor
Approx 34 sq m / 371 sq ft



First Floor
Approx 34 sq m / 366 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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

