



- End of Terrace House
- Driveway & Garage
- Ideal Family Home

- 3 Bedrooms
- Enclosed Rear Garden
- CHAIN FREE

- IN NEED OF RENOVATION
- Quiet Semi-Rural Location
- Viewing Recommended!

37 Woods Drive, Apse Heath, PO36 0LP

£230,000



This well-proportioned end of terrace home is located in a quiet cul-de-sac consisting of similar style properties, in the popular semi-rural hamlet of Apse Heath. Shanklin and Sandown are both within a 10 minute drive, providing access to a variety of shops, schools and other useful local amenities.

The property is in need of renovation and the accommodation comprises a good-sized lounge/dining room, kitchen and cloakroom on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a driveway providing off road parking, a garage and an enclosed rear garden, which is well placed to enjoy the afternoon sun.

The very popular location, scope for improvement and family-friendly accommodation makes this an ideal home for anyone looking to put their own stamp on a property. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE property has to offer!



# Accommodation

## Entrance Hall

## Kitchen

9'8 x 7'8 (2.95m x 2.34m)

## Lounge/Dining Room

20'4 x 13'5 narrowing to 10'2 (6.20m x 4.09m narrowing to 3.10m)

## Cloakroom

## First Floor Landing

## Bedroom 1

11'2 x 10'3 (3.40m x 3.12m)

## Bedroom 2

10'3 plus recess x 8'10 (3.12m plus recess x 2.69m)

## Bedroom 3

8' plus recess x 6'10 (2.44m plus recess x 2.08m)

## Bathroom

8' x 6'2 (2.44m x 1.88m)

## Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking and access to the garage (15'11 x 8'2) with an up and over door. The rear garden is laid mainly to lawn with a patio area, greenhouse and side access.





**Services**

Unconfirmed: gas, electric, telephone, mains water and drainage.

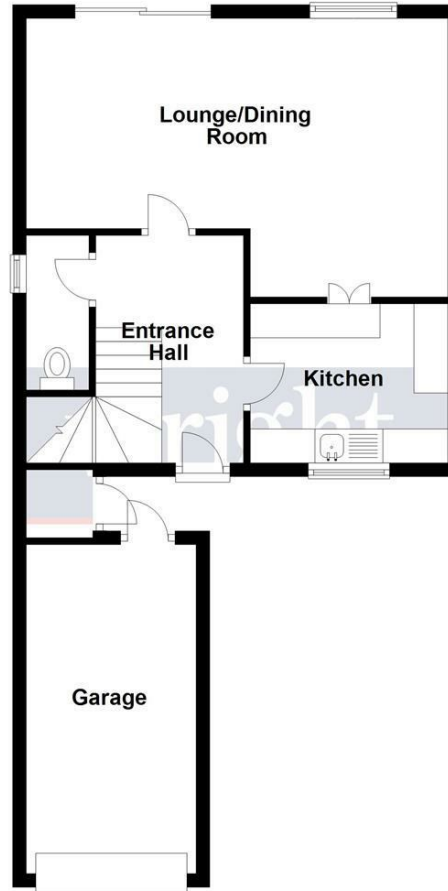
**Council Tax**

Band B - Please contact The Isle of Wight Council on 01983 823901.

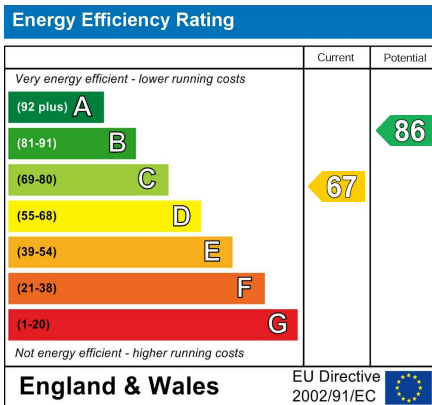
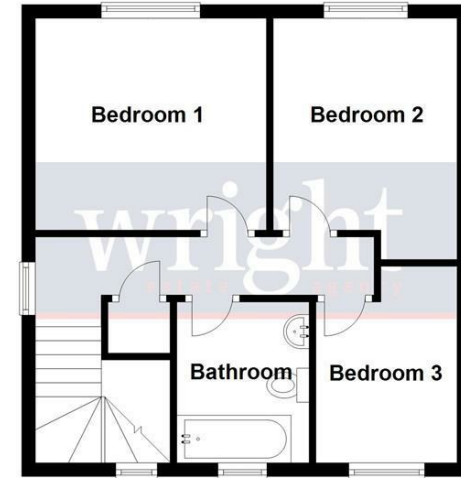
**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.


**Ground Floor**




**First Floor**



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.





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**Viewing:**      Date .....      Time .....