



- Superb Modern Home
- Sunny Rear Garden
- Utility & Downstairs Cloakroom
- 3 Bedrooms
- Tucked Away Location
- Close to Village Amenities
- Driveway Parking for 2 Cars
- Open-Plan Living Area
- Viewings Welcome

1 Gembrook Cottages West Street, Wroxall, PO38 3BS

£310,000

This superb modern semi-detached home is tucked away in a quiet cul-de-sac, within easy walking distance of the local convenience store/sub-post office, a popular primary school, the village pub, and bus stops providing a regular service between Ventnor, Newport and Shanklin.

The light and airy accommodation comprises a good-sized lounge opening to the well-equipped kitchen/diner, utility, and cloakroom on the ground floor, with 3 bedrooms and the bathroom on the first floor. Additionally, the property benefits from driveway parking for 2 cars, and a sunny rear garden.

The tucked away location, modern interior, and easy access to local amenities makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most popular villages. A viewing is recommended to fully appreciate everything this fantastic semi-detached home has to offer!



Accommodation

Lounge

16'9 x 15'5 (5.11m x 4.70m)

Kitchen/Diner

12'6 x 10'9 max (3.81m x 3.28m max)

Utility

8'6 x 5'7 (2.59m x 1.70m)

WC

First Floor Landing

Bedroom 1

16' into alcove x 12'1 max (4.88m into alcove x 3.68m max)

Bedroom 2

9'8 x 9'2 plus recess (2.95m x 2.79m plus recess)

Bedroom 3

12'8 x 6'8 (3.86m x 2.03m)

Bathroom

Outside

To the front of the property the gravelled driveway provides parking for 2 cars. Gated access leads to the enclosed rear garden, which is laid mainly to lawn with 2 sheds, a patio, and a decked area.



Services

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

Council Tax

Council Tax Band C - 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date Time