

shanklin@wright-iw.co.uk

**wright**  
estate agency



- Delightful Modern Cottage
- CHAIN FREE
- Convenient Location

- 2 Double Bedrooms
- Gas Central Heating
- Bathroom & Separate W.C.

- Off Road Parking Space
- Beautifully Presented
- Viewing Highly Recommended

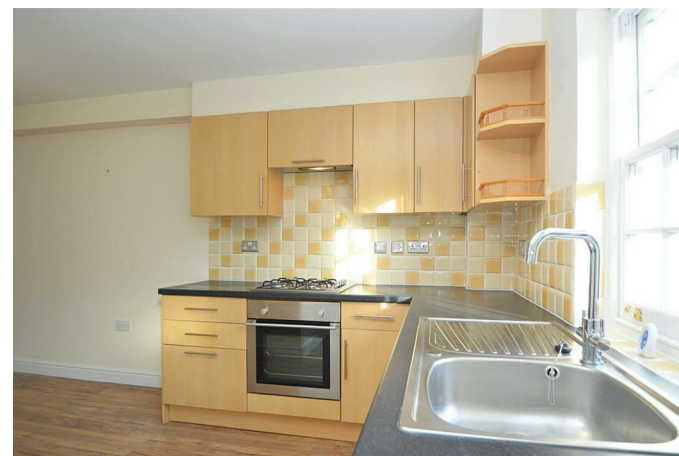
6 The Mews High Street, Brading, PO36 0DQ

**Guide Price £197,500**



This modern mid terraced house is located in a tucked away area of similar style homes in the charming town of Brading. With public transport links near by it offers convenient access routes through to Ryde and Shanklin, and also benefits from great commuter links via the train station in Brading. The house offers a large modern open plan lounge/dining area which leads into the stylish kitchen. Downstairs also has a separate W.C. The rear garden is enclosed and benefits from a patio area, which is ideal for those wanting some outside space, but easy to maintain. Upstairs the home has the traditional bathroom, complemented with two double bedrooms.

At the front of the home the character stonework adds to the home's charm and appeal. There is an off road parking space for this property. If you're looking for a modern home that is offered CHAIN FREE and in a convenient location then look no further. Please contact our Shanklin branch to arrange your viewing today.



# Accommodation

## Front Entrance Door

## Lounge/Dining Area

14'1 max x 13'8 max (4.29m max x 4.17m max)

## Kitchen

10'1 max x 13'8 max (3.07m max x 4.17m max)

## W.C.

6'5 x 3'4 (1.96m x 1.02m)

## First floor Landing

## Bedroom 1

13'8 x 9' (4.17m x 2.74m)

## Bedroom 2

13'8 x 7'1 (4.17m x 2.16m)

## Bathroom

7'3 x 5'7 (2.21m x 1.70m)

## Garden

Enclosed rear garden with a paved patio area.

## Parking

There is a parking space for the property.

## Services

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

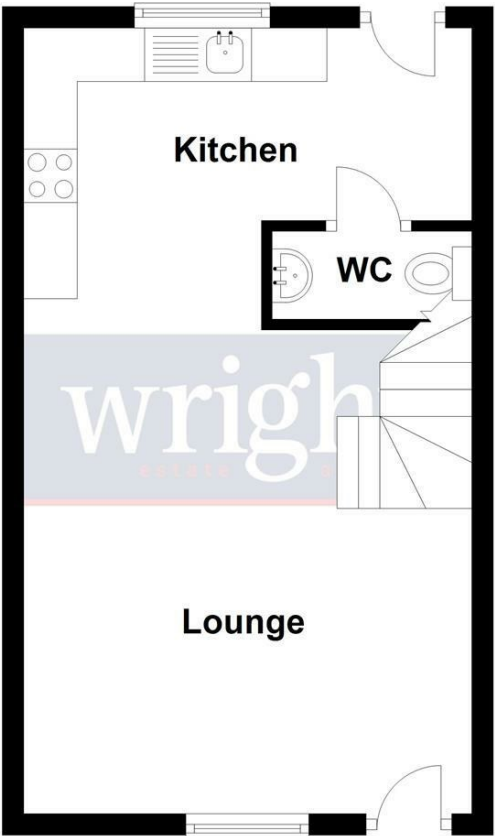




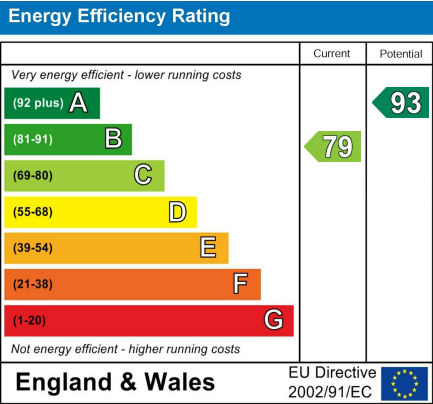
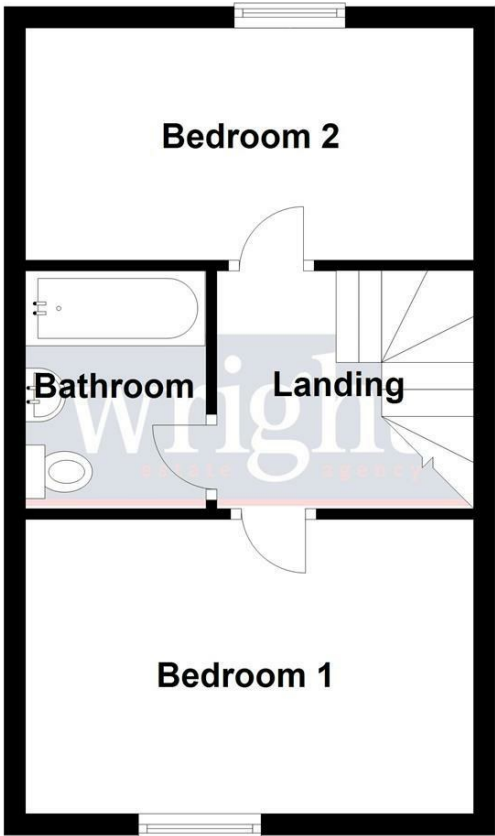
**Council Tax**  
Band B - Please contact The Isle of Wight Council.

**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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PROTECTED



Viewing:

Date .....

Time .....