



- Modern Terraced Home
- Low Maintenance Courtyard Garden
- Gas Central Heating & UPVC Double Glazing
- 2 Double Bedrooms
- Ideal First Time Buyer Home
- Short Walk to Shops, Seafront & Train Station
- Allocated & Visitor Parking
- CHAIN FREE
- Viewings Welcome

2 Bridge Mead Mews Avenue Road, Sandown, PO36 9AP

**£195,000**

Located in the charming seaside town of Sandown, this modern mid-terrace house presents an ideal opportunity for buyers seeking a comfortable and stylish home. Built in 2014, the property boasts contemporary features and a welcoming atmosphere, making it perfect for those looking to settle into a vibrant community.

Upon entering, you will find a spacious open-plan lounge/dining/kitchen area, designed to create a seamless flow for both day to day life and entertaining. The well-appointed kitchen is equipped with modern appliances, ensuring that cooking and hosting are a delight. The property comprises two double bedrooms, providing ample space for rest and relaxation.

The first floor bathroom is complemented by an additional cloakroom W.C on the ground floor. Outside, the low-maintenance courtyard garden is a wonderful addition, providing a private outdoor area for enjoying the fresh air or hosting gatherings with friends and family.

For added convenience, the property includes allocated parking for one vehicle, making it easy to come and go as you please. This home is not only a practical choice but also a stylish one, perfectly suited for those embarking on their journey into homeownership. With its modern amenities and prime location, this property is sure to attract interest. Don't miss the chance to make this delightful house your new home.



## Accommodation

### Entrance Hall

### Cloakroom

### Lounge/Diner

19' max x 13'7 (5.79m max x 4.14m)

### Kitchen

9'10 x 5'9 (3.00m x 1.75m)

### First Floor Landing

### Bedroom 1

13'7 max x 10' max (4.14m max x 3.05m max)

### Bedroom 2

13'7 x 7'11 (4.14m x 2.41m)

### Bathroom

6'6 x 6'3 (1.98m x 1.91m)

### Outside

To the front of the property there is an allocated parking space, with additional visitor parking spaces available. To the rear of the property the courtyard garden is paved for ease of maintenance with gated access.



Services

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

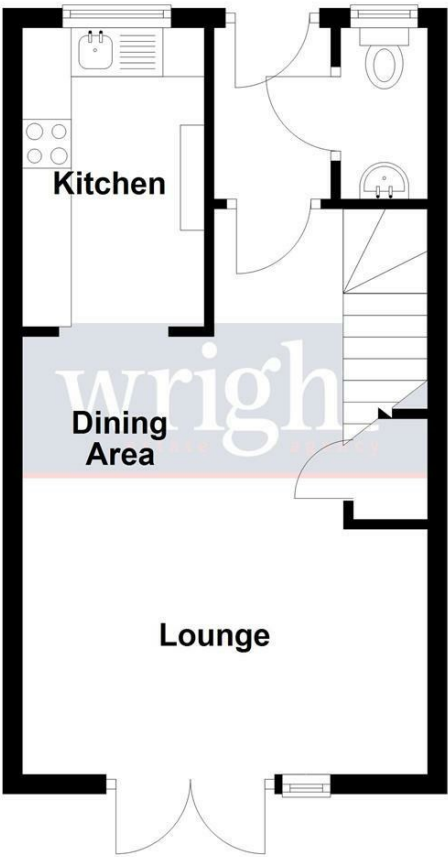
Council Tax

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

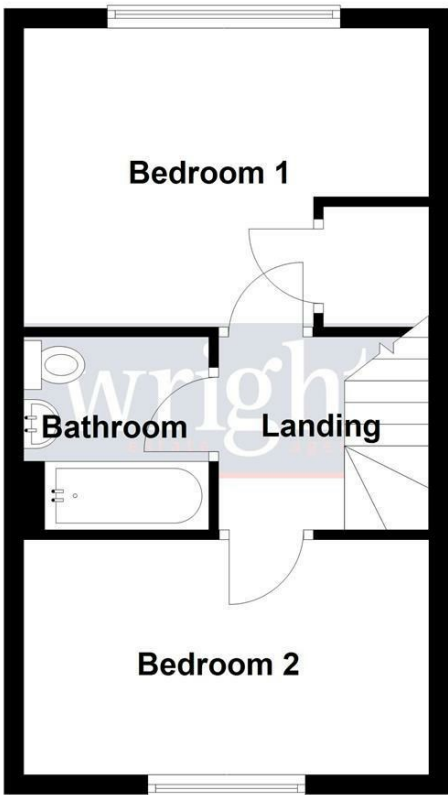
Agents Notes

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



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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



PROTECTED



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