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wright
estate agency



- Charming Semi-Detached Cottage
- Good Sized Rear Garden
- CHAIN FREE
- 2 Double Bedrooms
- Large Kitchen/Diner & Separate Lounge
- Short Walk to Local School, Shops & Park
- RENOVATION REQUIRED
- Popular Village Location
- Viewings Welcome

31 Allotment Road, Niton, PO38 2DY

£175,000

Located in the picturesque village of Niton, this charming semi-detached cottage presents a wonderful opportunity for those looking to create their dream home. With a large kitchen/diner and separate lounge, this property offers ample space for both relaxation and entertaining. The two double bedrooms provide comfortable accommodation, making it ideal for small families or couples.

The good-sized rear garden is a delightful feature, offering a private outdoor space where one can enjoy the beauty of nature and perhaps cultivate a lovely garden. While the property does require renovation, this presents a unique chance for buyers to personalise the space to their taste and style, transforming it into a truly special residence.

Situated in a popular village location, Niton boasts a friendly community atmosphere and convenient access to local amenities. This semi-detached cottage is not just a house; it is a canvas awaiting your vision. If you are looking for a project that promises both charm and potential, this property is certainly worth considering. Embrace the opportunity to breathe new life into this lovely home and enjoy all that village living has to offer.



Accommodation

Entrance Lobby

Cloakroom

Inner Hallway

Lounge

12'2 x 11' (3.71m x 3.35m)

Dining Area

12'2 x 9'11 (3.71m x 3.02m)

Kitchen

11'11 x 10'4 max (3.63m x 3.15m max)

Bathroom

9'10 max x 6'6 max (3.00m max x 1.98m max)

First Floor Landing

Bedroom 1

12'1 x 11' (3.68m x 3.35m)

Bedroom 2

12'3 x 10'2 (3.73m x 3.10m)

Outside

To the front of the property there is an enclosed front garden. Gated side access leads to the good sized rear garden, which is laid mainly to lawn and enjoys lovely views of the neighbouring countryside.



Services

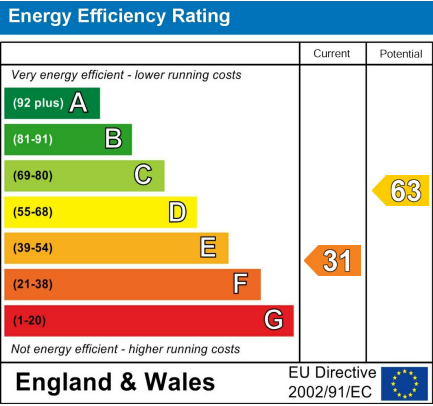
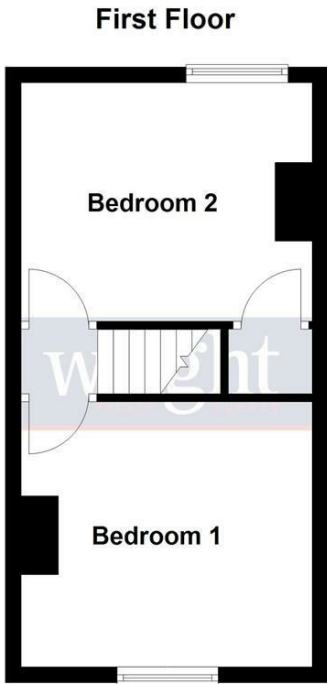
Unconfirmed: electric, telephone, mains water and drainage.

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.



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