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wright
estate agency



- Charming Terraced Cottage
- Large Lounge/Diner
- Short Walk to Shops & Local Train Station
- 3 Bedrooms
- Bathroom & Separate WC
- Ideal First Time Buyer Home
- Attic Room
- Good Sized Rear Garden
- Viewings Welcome

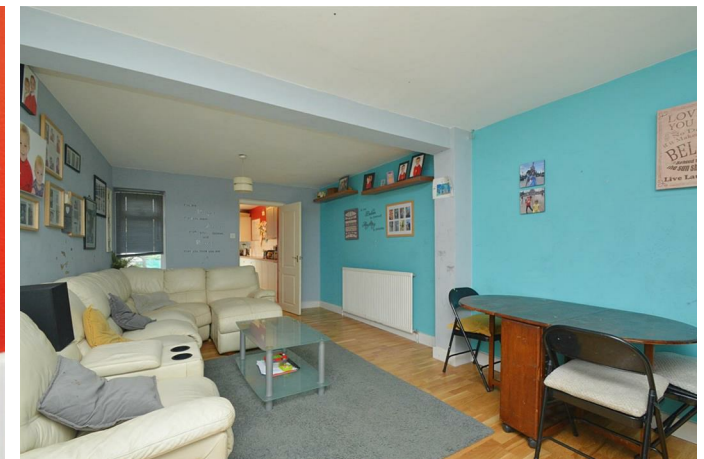
18 High Street, Brading, PO36 0DG

£200,000

Located in the popular town of Brading, this charming mid-terrace cottage offers a delightful blend of comfort and character. With its quaint exterior and inviting atmosphere, this property is perfect for those seeking a home in a vibrant community.

Upon entering, you are welcomed into a spacious lounge/diner that serves as the heart of the home. This space is ideal for relaxing or entertaining guests, providing a warm and inviting environment. The cottage features 3 bedrooms and an attic room, each offering a tranquil space for rest and relaxation. The layout is thoughtfully designed to maximise space, creating a pleasant living experience.

Brading itself is a delightful town, known for its rich history and friendly community. Residents can enjoy local amenities, including shops, pubs, and beautiful countryside walks, all within easy reach. This property presents an excellent opportunity for first-time buyers, families, or those looking to downsize.



Accommodation

Lounge/Dining Room

22'6 x 11'11 (6.86m x 3.63m)

Kitchen

15'10 x 6' (4.83m x 1.83m)

Bathroom

10'5 x 6' (3.18m x 1.83m)

First Floor Landing

Bedroom 1

11' x 10'4 (3.35m x 3.15m)

Bedroom 2

10'4 x 8'3 plus recess (3.15m x 2.51m plus recess)

Bedroom 3

6'2 plus recess x 5'8 plus recess (1.88m plus recess x 1.73m plus recess)

Separate W.C

Attic Room

15'10 max x 10'9 max (4.83m max x 3.28m max)



Outside

To the rear of the property the garden is laid mainly to lawn with a covered storage area.

Services

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

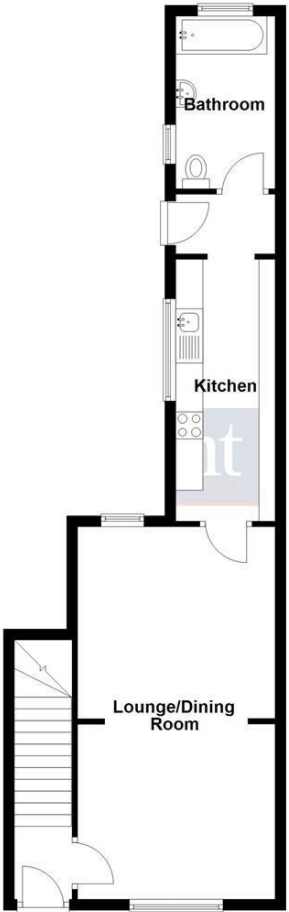
Council Tax

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.

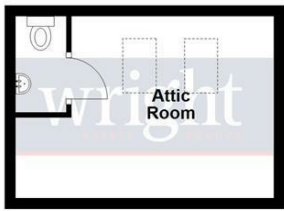
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

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Viewing: Date Time