

101 New Road Sandown, PO36 0AD

£140,000



VACANT POSSESSION! This property is located in the popular village of Brading, within easy reach of countryside walks and bus routes. The home consists of good-sized living room, dining room, kitchen, two good-sized bedrooms with one boasting countryside views, third single bedroom/study and modern-fitted bathroom. Other benefits from an off-road parking space, courtyard garden, double glazing and gas central heating. Would be a fantastic holiday let or equally first time purchase!

CHAIN FREE

3 BEDROOMS

COURTYARD GARDEN

END-TERRACED HOUSE

COUNTRYSIDE VIEWS



# ROOMS

## Entrance Hall

Double glazed front door. Radiator. Doors & stairs off to:

## Living Room 15' 8" x 11' 4" (4.77m x 3.45m)

Double glazed window to side aspect. Radiator. Wood-effect laminate flooring.

## Dining Room 12' 0" x 9' 4" (3.65m x 2.84m)

Double glazed window to rear aspect. Radiator. Fitted storage.

## Kitchen 12' 7" x 6' 1" (3.83m x 1.85m)

Double glazed windows to rear & side access.

## First Floor Landing

Loft hatch access. Double glazed window to side aspect. Doors off to:

## Bedroom 1 13' 0" x 8' 9" (3.96m x 2.66m)

Double glazed window to rear aspect with far reaching countryside views. Built in wardrobes. Radiator.

## Bedroom 2 10' 3" x 10' 0" (3.12m x 3.05m)

Double glazed window to front aspect. Radiator.

## Bedroom 3/Study 6' 9" x 5' 7" (2.06m x 1.70m)

Double glazed window to front aspect. Radiator.

## Bathroom

Modern-fitted suite. Bath with over shower. Low level WC. Pedestal wash hand basin. Heated towel rail.

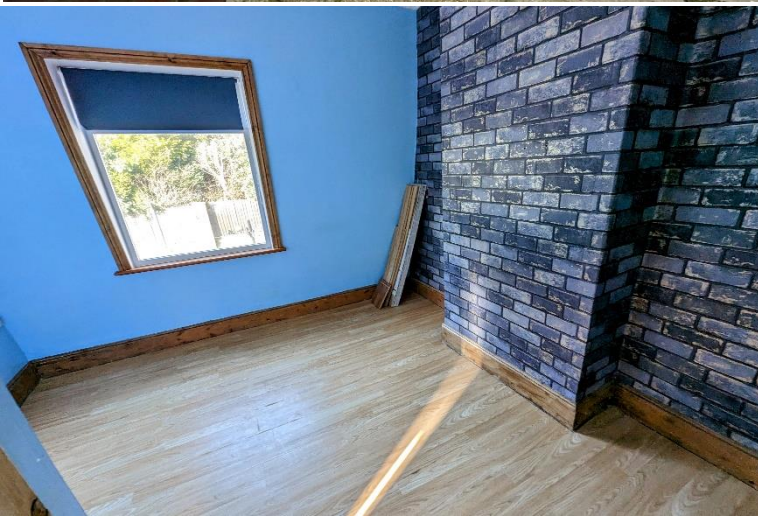
GROUND FLOOR  
504 sq ft (46.6 sq m.) approx.

1ST FLOOR  
395 sq ft (36.7 sq m.) approx.



TOTAL FLOOR AREA: 899 sq ft (83.3 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, doors and any other details are approximate and not guaranteed to match for any one condition or circumstance. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The layout, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.  
Made with Metronix 12/02

Lease details –  
1000 years 1853 with £5 ground rent



| Energy Efficiency Rating                    |          |           |
|---|----------|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> |           |
| (81-91)                                     | <b>B</b> | <b>82</b> |
| (69-80)                                     | <b>C</b> |           |
| (55-68)                                     | <b>D</b> |           |
| (39-54)                                     | <b>E</b> | <b>55</b> |
| (21-38)                                     | <b>F</b> |           |
| (1-20)                                      | <b>G</b> |           |
| Not energy efficient - higher running costs |          |           |

England & Wales

EU Directive 2002/91/EC



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