

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 courtyard garden, double glazing and gas central heating. Would be a fantastic holiday let, CASH BUYERS ONLY.

CHAIN FREE

3 BEDROOMS

COURTYARD GARDEN

END-TERRACED HOUSE

COUNTRYSIDE VIEWS

DOUBLE GLAZED & GAS CENTRAL HEATING

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.



TOTAL FLOOR AREA: 899 sq ft. (83.5 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings and any other details are approximate and responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The layout, fixtures and appliances shown here are not intended and no guarantee is given as to their operability or efficiency can be given.
 Made with Metronix (2023)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

