

Avenue Road Ventnor, PO38 3EG

£347,000



This 3 bedroom detached bungalow is situated in the village of wroxall, close to local schools & shops. The spacious bungalow consists of 3 good-sized bedrooms, a spacious living room with stunning views of Ventnor downs, Fitted-kitchen, bathroom & separate toilet. The garage has been converted into an annex benefitting from a kitchen, bedroom/living space & shower room. Outside consists of a good-sized garden with stunning views. Other benefits of the property include storage/garage space, driveway for two vehicles, gas central heating & double glazing. This property has so much potential, it is a must see!!

3 BEDROOMS

ANNEX

STUNNING VIEWS

DETACHED BUNGALOW

DRIVEWAY

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Porch

Entrance Hallway

Bedroom 3 8' 6" x 9' 6" (2.6m x 2.9m)

Carpet flooring. Double glazed windows to side aspect. Radiator.

Living room

Wood effect laminate flooring. Double glazed sliding doors to side aspect & double glazed windows to rear aspect. Radiator.

Kitchen 9' 10" x 9' 2" (3m x 2.8m)

Wood laminate flooring. Fitted-kitchen units with gas cooker & oven. Sink Drainer. Storage cupboard. Door access to the rear of the property.

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m)

Laminate flooring. Bath with over head shower. Sink. Double glazed frosted window to front aspect.

WC 6' 3" x 2' 11" (1.9m x 0.9m)

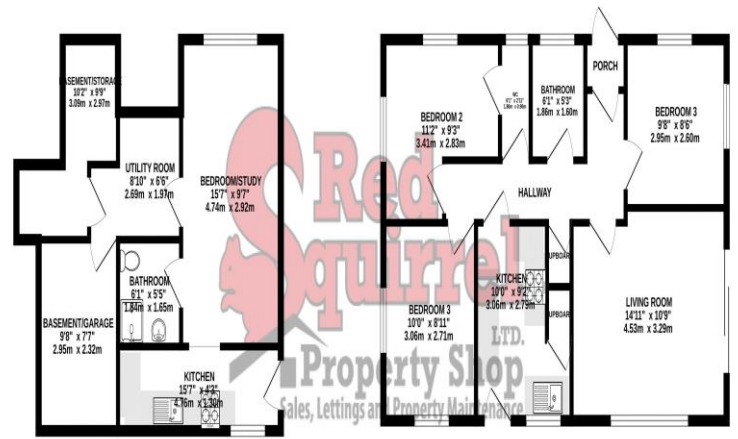
Wooden laminate flooring. WC. Double glazed frosted window to front aspect. Radiator. Door access to bedroom 2.

Bedroom 2 11' 2" x 9' 6" (3.4m x 2.9m)

Carpet flooring. Double glazed windows to front and side aspect. Radiator.

BASEMENT
432 sq.ft. (40.1 sq.m.) approx.

BUNGALOW
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Neogyn (2023)

Bedroom 3 9' 10" x 11' 10" (3m x 3.6m)

Carpet flooring. Double glazed window to side aspect. Radiator.

Annex kitchen 4' 3" x 14' 5" (1.3m x 4.4m)

Laminate flooring. Fitted-kitchen units. Electric hob & oven. Sink drainer. Double glazed window to rear aspect. Radiator.

Annex Bedroom/study 15' 1" x 14' 5" (4.6m x 4.4m)

Carpet flooring. Double glazed bay window to front aspect. Radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

