

# Red Squirrel LTD. Property Shop

The Mall Sandown, PO36 0BZ

£220,000



Offered CHAIN FREE!! This Characteristic 2 bedroom terraced cottage is located in the local village of Brading, within walking distance to local shops, restaurants and scenic walks. The unique property consists of a modern-fitted kitchen, living room with historic features, two double bedrooms & en-suite shower room. Outside offers a courtyard area and parking space. Other benefits of the property includes gas central heating & double glazing. This is the perfect property for investors!!

CHAIN FREE!!

2 BEDROOMS

STUNNING VIEWS OF CUVER DOWN

TERRACED COTTAGE

ALLOCATED PARKING SPACE

GAS CENTRAL HEATING & DOUBLE GLAZING

# ROOMS

**Entrance Porch** 3' 5" x 18' 1" (1.04m x 5.51m)

**Utility room** 3' 6" x 2' 5" (1.07m x 0.74m)

**Kitchen/Diner** 11' 9" x 9' 5" (3.58m x 2.87m)  
 Modern-fitted kitchen with matching wall base units and a period feature fireplace. Electric oven & hob. Sink drainer.

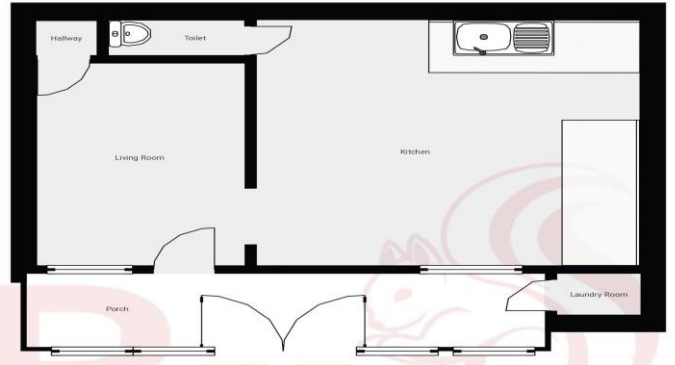
**Downstairs WC** 5' 3" x 2' 5" (1.60m x 0.74m)

**Living room** 9' 1" x 7' 9" (2.77m x 2.36m)  
 Carpet flooring. Double glazed window to front aspect. Radiator.

**Bedroom 1** 11' 6" x 10' 7" (3.50m x 3.22m)  
 Carpet flooring. Airing cupboard. Double glazed window to front aspect. Radiator.

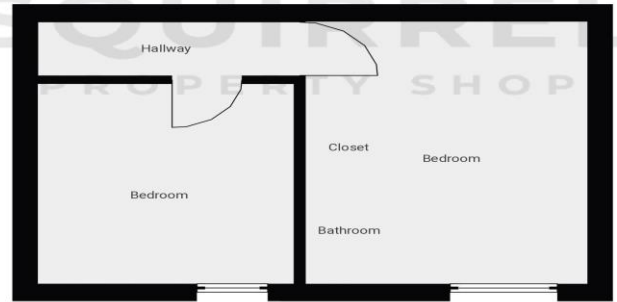
**En-suite** 5' 0" x 2' 10" (1.52m x 0.86m)  
 Laminate flooring. Corner shower, sink & WC.

**Bedroom 2** 8' 10" x 7' 6" (2.69m x 2.28m)  
 Carpet flooring. Double glazed window to front aspect. Radiator.



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TOTAL AREA: 209.54 sq ft - LIVING AREA: 0.00 sq ft



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

