

**2 Gembrook Cottages West Street Ventnor, PO38 3BS**

**£299,950**



Offered CHAIN FREE!! Is this Beautifully presented chalet bungalow which is located in the popular village of Wroxall, within walking distance to local shops, bus routes and countryside walks. The chalet bungalow consists of a spacious living room, modern kitchen, utility room, downstairs WC, three bedrooms and a modern family shower room. Outside offers an easily maintained garden and patio area with side access. Other benefits of the property includes a driveway for two vehicles, gas central heating & double glazing. This is a must see!!

3 BEDROOMS

DRIVEWAY

UTILTY ROOM

SEMI-DETACHED CHALET BUNGALOW

STUNNING VIEWS

GAS CENTRAL HEATING & DOUBLE GLAZING



# ROOMS

**Living Room** 15' 5" x 17' 0" (4.7m x 5.19m)  
 Wooden flooring. Understairs cupboard. Double glazed windows to front aspect. Radiator.

**Kitchen** 12' 6" x 10' 9" (3.81m x 3.28m)  
 Wooden flooring. Modern-fitted kitchen with matching wall base units. Integrated appliances, electric hob and oven. Double glazed french doors leading to patio area. Radiator.

**Utility room** 8' 7" x 5' 11" (2.61m x 1.80m)  
 Wooden flooring. Cupboard and plumbing for appliances. Double glazed window to side aspect. Boiler.

## WC

**Landing**  
 Double glazed window looking over to countryside views.

**Bedroom 1** 12' 2" x 16' 10" (3.71m x 5.12m)  
 Carpet flooring. Double glazed window and skylight window to front aspect. Radiator.

**Bedroom 2** 12' 10" x 9' 10" (3.92m x 3m)  
 Carpet flooring. Double glazed window to rear aspect. Radiator.

**Bedroom 3** 12' 10" x 8' 11" (3.92m x 2.73m)  
 Carpet flooring. Double glazed window to side aspect. Radiator.

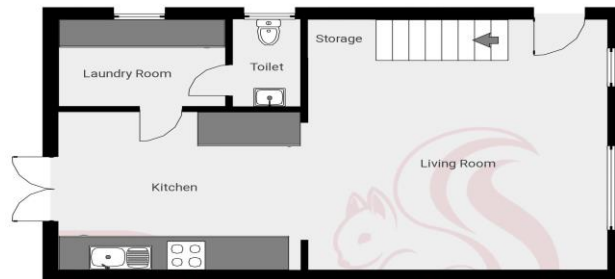
## Project 36

2 Gembroke cottages  
 TOTAL AREA: 89.15 m<sup>2</sup> - LIVING AREA: 89.15 m<sup>2</sup> - FLOORS: 2 - ROOMS: 10



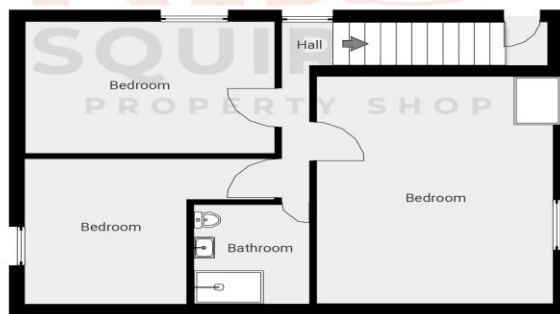
### ▼ Ground Floor

TOTAL AREA: 43.53 m<sup>2</sup> - LIVING AREA: 43.53 m<sup>2</sup> - ROOMS: 5



### ▼ 1st Floor

TOTAL AREA: 45.62 m<sup>2</sup> - LIVING AREA: 45.62 m<sup>2</sup> - ROOMS: 5



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

