

Flat 3, Greenbank St. Johns Road Ventnor, PO38 3EE

£225,000



This character 3 bedroom, first floor apartment is located within the peaceful village of Wroxall, within walking distance to local schools, shops and countryside walks. The stunning, historical property consists of 3 double bedrooms, a good-sized living/dining room with scenic country side views, kitchen and office/study space. Outside offers a good-sized private garden. Other benefits of the property includes a car port and parking with a charging point for electric vehicles, High ceilings, loft space/ample storage and Gas central heating. This is perfect for a family home or holiday let!

HISTORIC FIRST FLOOR APARTMENT

CAR PORT & PARKING

GARDEN

3 BEDROOMS

COUNTRYSIDE VIEWS

GAS CENTRAL HEATING & DOUBLE GLAZING
THROUGHOUT

ROOMS

Entrance Hallway

Living Room 16' 10" x 23' 11" (5.14m x 7.28m)
Carpet flooring. Feature fireplace. Double glazed window to rear aspect. Radiator.

Kitchen/Diner 16' 10" x 10' 2" (5.13m x 3.09m)
Wood effect laminate flooring. Modern-fitted kitch with sink drainer, electric hob and oven. Room fo white goods. Two double glazed windows to fron aspect.

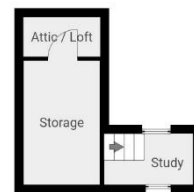
Bedroom 1 16' 10" x 12' 0" (5.13m x 3.67m)
Carpet flooring. Fitted-wardrobe. Two arched double glazed windows to side aspect. Radiator.

En-suite
Cubicle shower, sink and WC. Double glazed frosted window to side aspect.

Bathroom 6' 3" x 8' 0" (1.90m x 2.43m)
Wood effect laminate flooring. Fitted-bath with overhead shower, sink and WC. Double glazed frosted window to side aspect.

Bedroom 2 16' 10" x 12' 1" (5.13m x 3.69m)
Carpet flooring. Two double glazed arched windows to side aspect. Radiator.

Utility room 6' 2" x 4' 7" (1.88m x 1.39m)
Boiler.



Bedroom 3 16' 11" x 11' 11" (5.16m x 3.62m)
Carpet flooring. Two double glazed windows to side aspect. Stairs leading to office/study. Radiator.

Office/Study 4' 8" x 8' 2" (1.43m x 2.49m)

Loft/Storage 11' 5" x 7' 0" (3.47m x 2.13m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	