

50 New Road Sandown, PO36 0AJ

£250,000



Offered CHAIN FREE!! This charming 3 bedroom semi-detached cottage is located in the quiet village of Brading, withing walking distance to local schools, shops and train station. The property consists of an open plan living/dining room, kitchen, bathroom, three double bedrooms and a loft room. Outside offers a good-sized garden. Other benefits of the property includes gas central heating and double glazing throughout!!

CHAIN FREE!!

DETACHED COTTAGE

CLOSE TO LOCAL SCHOOLS AND VILLAGE SHOPS

3 BEDROOMS

OPEN PLAN LIVING ROOM/DINING ROOM

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Living Room 10' 11" x 10' 10" (3.33m x 3.30m)
Carpet flooring. Feature electric fireplace. Double glazed bay window to front aspect. Radiator.

Dining room 11' 0" x 8' 3" (3.35m x 2.51m)
Carpet flooring. Double glazed window to rear aspect. Radiator.

Kitchen 9' 2" x 8' 0" (2.79m x 2.44m)
Laminate flooring. Fitted-kitchen with sink drainer, Gas hob and electric oven. Room for white goods. Double glazed window to side aspect.

Downstairs Bathroom 7' 7" x 4' 9" (2.31m x 1.45m)
Laminate flooring. Fitted-bath, sink and WC. Double glazed frosted window to side aspect.

Landing

Bedroom 1 13' 10" x 11' 1" (4.22m x 3.38m)
Carpet flooring. Double glazed window to front aspect.

Bedroom 2 11' 11" x 11' 2" (3.63m x 3.40m)
Carpet flooring. Double glazed window to rear. Radiator.

Bedroom 3 9' 2" x 8' 5" (2.79m x 2.57m)
Carpet flooring. Double glazed window to rear aspect. Radiator.

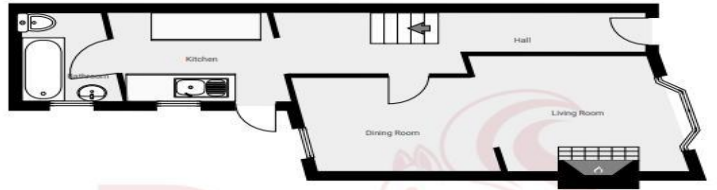
My New Project

TOTAL AREA: 75.60 m² · LIVING AREA: 75.60 m² · FLOORS: 2 · ROOMS: 9



▼ Ground Floor

TOTAL AREA: 37.42 m² · LIVING AREA: 37.42 m² · ROOMS: 5



▼ 1st Floor

TOTAL AREA: 38.18 m² · LIVING AREA: 38.18 m² · ROOMS: 4



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Page 1/1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

