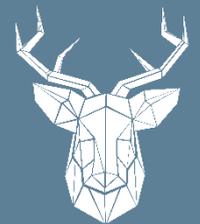




# York Road

## Ventnor

£245,000



Lancasters

A beautifully appointed period home situated in a quiet residential road within the seaside town of Ventnor - conveniently located for the local schools and on a regular bus route, the property offers 2 double bedrooms, large family bathroom, 2 receptions and a modern kitchen. Gas centrally heated and double glazed the property also has a large rear garden.



## 2 Bedroom End Terrace House

**Sitting Room** 15' 1" x 12' 6" (4.6m x 3.8m) into bay  
A large bright main reception with bay window. Decorative fireplace focal point.

**Dining Room** 12' 6" x 11' 10" (3.8m x 3.6m)  
A lovely family room - second reception used currently as a dining room. Under stairs cupboard/storage.

**Kitchen** 12' 2" x 6' 7" (3.7m x 2.0m)  
A galley style kitchen at the rear of the house - arranged with a series of floor mounted storage units and contrasting counter tops. space and plumbing for white goods. Door out to the garden.

**Bedroom 1** 12' 8" x 11' 10" (3.85m x 3.61m)  
A front aspect double bedroom - with storage cupboard over the stairs.

**Bedroom 2** 8' 10" x 9' 0" (2.7m x 2.75m) max  
A side aspect double bedroom.

**Bathroom** 12' 0" x 7' 5" (3.67m x 2.26m)  
A large family bathroom - well appointed with bath and shower over, w/c and basin. Side aspect window. The gas boiler is also sited here.

**Outside**  
The property has a small walled front garden and hedge, which screens the property from the road. - The front door is found at the side of the building. Gate onto the rear garden. The garden has a large lawn and gravelled patio with pavers from the house.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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.

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