



Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



01983 811811

ryde@foxproperty.co.uk

Fox & home

182 High Street

Ryde

PO33 2PN



01983 811811



6 Park Road

Brading, PO36 0HU

£360,000

This well presented, detached bungalow is situated in a quiet location on a popular residential development close to Brading Down. Accessible to local shops and amenities, this spacious, light and airy property benefits from a large kitchen/diner, spacious lounge, three bedrooms with ensuite facilities to one bedroom plus a family shower room. Other benefits include gas central heating, UPVC double glazing, a low maintenance garden and parking for two cars.





TOTAL FLOOR AREA: 1374 sq.ft. (127.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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UPVC double glazed front entrance door with glazed side panel. UPVC double glazed window to the side.

Entrance Hallway:

A lovely light welcoming space. Loft access. Built in cloaks cupboard. Radiator.

Lounge: 25'10" x 10'10" (7.87m x 3.30m)

A spacious living area with two UPVC double glazed windows to the front. Two radiators. Log burner set into chimney with tiled hearth. Double multipaned doors to:

Kitchen: 15'4" x 11'10" (4.67m x 3.61m)

A range of fitted base and wall units with built in drawers and work surfaces. Stainless steel sink unit. Built in eye level electric double oven and gas hob with extractor hood over. Tiled splashbacks. Plumbing for a dishwasher. Breakfast bar. Two UPVC double glazed windows to the rear. UPVC double glazed door to the garden with awning. Recessed spotlights. Wall mounted gas fired boiler.

Utility Room:

Stainless steel sink unit and cupboard under. Plumbing for a washing machine. UPVC double glazed door to the side. Radiator.

Bedroom One: 12'0" x 10'0" (3.66m x 3.05m)

A range of built in wardrobe cupboards with dressing table and overhead cupboards. UPVC double glazed window to the rear. Radiator.

Bedroom Two: 8'7" x 7'2" plus recess (2.62m x 2.18m plus recess)

UPVC double glazed window to the front. Radiator.

Ensuite Shower Room:

Tiled shower cubicle. Wash hand basin and vanity. Low level WC. Radiator.

Bedroom Three: 11'0" x 9'0" (3.35m x 2.74m)

UPVC double glazed window to the rear. Radiator.

Shower Room:

Quadrant shower, wash hand basin with vanity cupboards above and below. Low level WC. UPVC double glazed window to the rear. Tiled walls. Radiator.

Outside

Front Garden:

Laid to lawn.

Rear Garden:

With large patio area and lawned area with a variety of shrubs and bushes. Raised borders. Steps to gravelled area leading to:

Timber Chalet/ Workshop: With power and light.

Side area providing gated access to front garden, shed and log store.

Parking:

Driveway parking for two cars.

Tenure: Freehold

EPC: D

Council Tax Band: D

Council Tax Band: Band D EPC Rating:

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