

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Semi-Detached Home
- Good Sized Rear Garden
- Gas Central Heating & Double Glazing
- 2 Double Bedrooms
- Popular Village Location
- Close to Local Amenities
- 2 Reception Rooms
- Well-Presented Throughout
- Viewings Welcome

5 West Street, Wroxall, PO38 3BU

£225,000

This charming semi-detached home is located in the popular village of Wroxall. A convenience store/sub-post, the local primary school, village pub, and bus stops with a regular service to Ventnor, Shanklin and Newport are all within easy walking distance.

The well-presented accommodation comprises a lounge, separate dining room, and kitchen on the ground floor, with 2 double bedrooms and the bathroom on the first floor. Additionally, the property benefits from a good-sized rear garden.

The popular village setting with access to local amenities and the well-proportioned accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most popular semi-rural village locations. A viewing is recommended to fully appreciate everything this fantastic semi-detached home has to offer!



Accommodation

Entrance Lobby

Lounge

14'10 into bay x 12'7 (4.52m into bay x 3.84m)

Dining Room

12'7 x 11'10 (3.84m x 3.61m)

Kitchen

9'2 x 7'8 (2.79m x 2.34m)

Conservatory

9'6 x 3'8 (2.90m x 1.12m)

First Floor Landing

Bedroom 1

14'10 into bay x 12'6 (4.52m into bay x 3.81m)

Bedroom 2

11'10 x 8'5 (3.61m x 2.57m)

Bathroom

9'1 x 7'6 (2.77m x 2.29m)

Outside

To the front of the property the small garden is paved. Gated side access leads to the good sized rear garden, which is laid mainly to lawn with a patio area and brick-built workshop.



Services

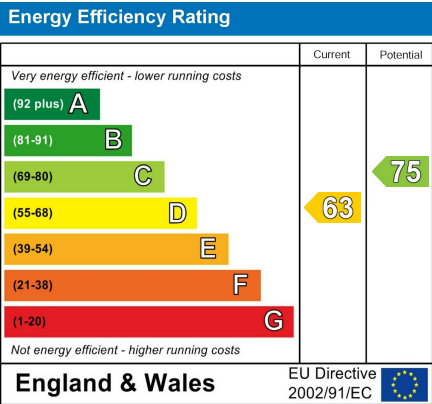
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
 Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

naei propertymark
PROTECTED

The Property Ombudsman

Viewing: Date Time