



Appuldurcombe Road | Wroxall | Ventnor | PO38 3DL

Offers In The Region Of £290,000



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Ventnor | PO38 3DL
Offers In The Region Of



Located on the charming Appuldurcombe Road in Wroxall, this delightful semi-detached house offers a perfect blend of comfort and character. With a generous living space of 993 square feet, this older property, built in 1987, is ideal for families or those seeking a peaceful retreat.

The home features a welcoming reception room, providing an inviting space for relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The two bathrooms add convenience, helping morning routines and family life run smoothly.

The semi-detached design allows for a sense of community while still providing privacy. The property is situated in a lovely area, surrounded by the natural beauty of Wroxall, making it a perfect spot for those who appreciate the outdoors and countryside.

- SEMI-DETACHED COTTAGE • 3 BEDROOMS
- EN-BLOC GARAGE & PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- COUNTRYSIDE VIEWS

Front Exterior

Living Room/Diner
9'8 x 26'3 (2.95m x 8m)

Kitchen
8'7 x 10'1 (2.62m x 3.07m)

Bedroom One
14'5 x 9'8 (4.39m x 2.95m)

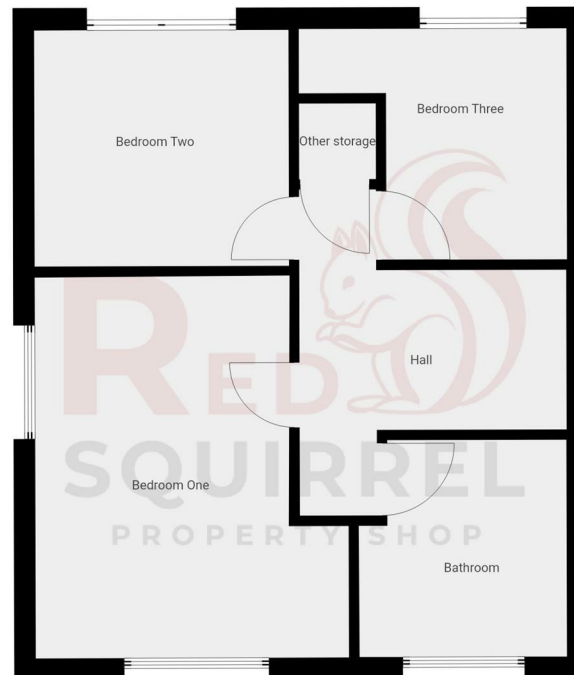
Bedroom Two
8'11 x 9'8 (2.72m x 2.95m)

Bedroom Three
6'10 x 8'9 (2.08m x 2.67m)

Bathroom
7'10 x 8'3 (2.39m x 2.51m)

Rear Garden

Ground Floor WC
2'9" x 5'4" (0.84m x 1.63m)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band C
EPC Rating C

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