shanklin@wright-iw.co.uk

wright
estate agency

- Detached Bungalow
- CHAIN FREE
- Potential for Extension (subject to relevant planning permission)
- MODERNISATION REQUIRED
- 2 Bedrooms
- Ample Parking
- Large Plot with Outbuildings
- Popular Village Location
- Viewings Welcome

Little Veniscombe High Street, Newchurch, PO36 0NF

£310,000

This detached bungalow is located in the popular village of Newchurch. The local pub, primary school, and cycle track with miles of countryside to explore are all within easy walking distance. The property occupies a large plot, set back from the road with potential for an extension (subject to the relevant planning permission).

The accommodation is in need of modernisation and comprises 2 bedrooms, a lounge with bay window, large kitchen, bathroom, and separate W.C. Additional benefits include off road parking, a brick-built garage (which is need of attention), and lovely gardens to the front, side and rear of the property.

The popular village setting, potential for extension, and generous plot size makes this an ideal home for anyone looking to put their own stamp on a property in one of the Island's most popular villages. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE bungalow has to offer!

Accommodation

Porch

Hallway

Lounge
14'9 into bay x 13'4 (4.50m into bay x 4.06m)

Kitchen
13'7 x 10'6 (4.14m x 3.20m)

Bedroom 1
11'11 x 10'11 (3.63m x 3.33m)

Bedroom 2
11'11 x 8'6 (3.63m x 2.59m)

Bathroom

Separate W.C

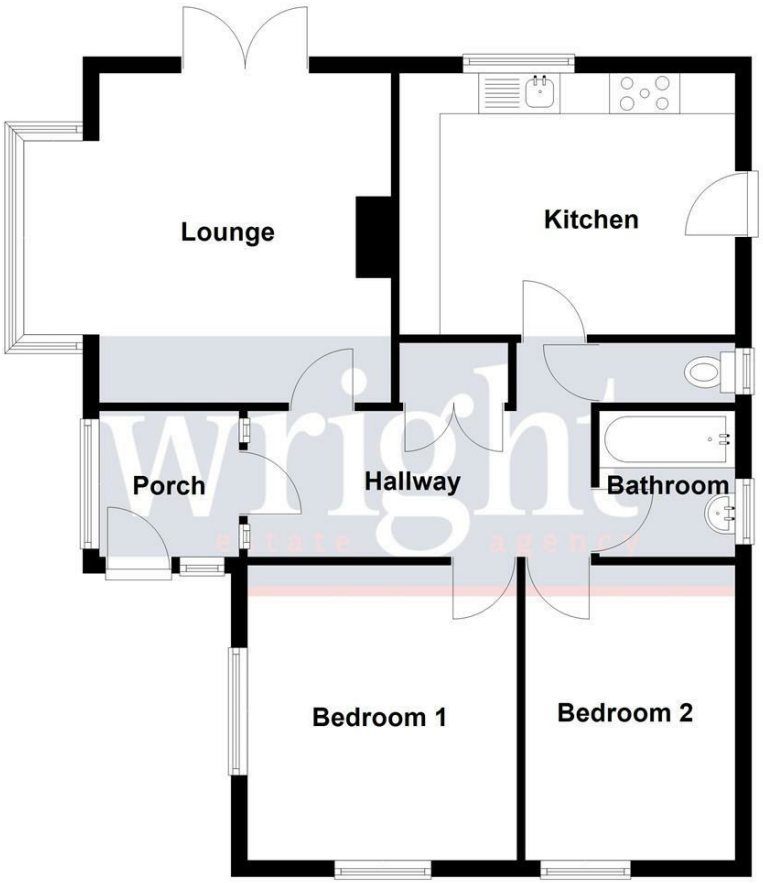
Outside
To the front of the bungalow there is off road parking and brick-built garage that would benefit from being demolished or re-built. The side and rear gardens are laid to lawn with a pond, 2 sheds, and a greenhouse.

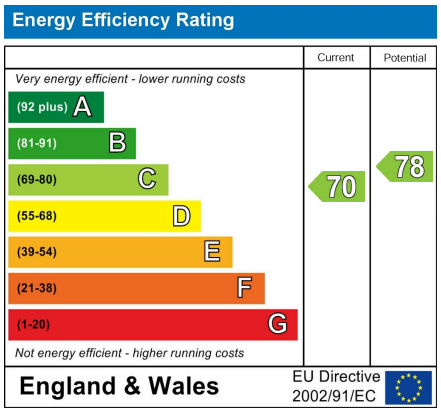
Services
Unconfirmed: gas, electric, telephone and mains water.

Council Tax
Council Tax Band D - 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor





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

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The Property Ombudsman

Viewing: Date ..... Time .....