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wright
estate agency



- Semi-Detached Bungalow
- 3 Bedrooms
- STUNNING COUNTRYSIDE VIEWS
- Lovely Rear Garden with Fruit Trees
- En-bloc Garage
- Popular Village Location
- Close to Local Amenities
- Good Decorative Order Throughout
- Viewings Welcome

24 Clarence Road, Wroxall, PO38 3BY

£250,000

This superb semi-detached bungalow occupies an elevated position and enjoys stunning views of the surrounding countryside. Wroxall offers a range of useful amenities, including a convenience store/sub-post office, a primary school, and bus stops providing a regular service between Ventnor, Shanklin and Island's principle town of Newport.

The very well-presented accommodation comprises 3 bedrooms, a spacious lounge/dining room, separate kitchen with a utility area and a bathroom. Additionally, the property benefits from an en-bloc garage located close by and a lovely rear garden featuring a variety of fruit trees, which is ideally positioned to enjoy the stunning countryside views.

The popular village setting, panoramic countryside views, and lovely lawned rear garden makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular village locations. A viewing is recommended to fully appreciate everything this truly fantastic semi-detached bungalow and the surrounding area has to offer!



Accommodation

Hallway

Lounge/Dining Room

17'11 x 11'9 (5.46m x 3.58m)

Kitchen

11'9 x 6'9 (3.58m x 2.06m)

Utility Area

Bedroom 1

11'5 x 9'1 (3.48m x 2.77m)

Bedroom 2

8'5 x 8'5 (2.57m x 2.57m)

Bedroom 3

9'2 x 8'7 (2.79m x 2.62m)

Shower Room

Outside

To the front of the property the garden is laid to lawn with steps leading up to the bungalow. The rear garden is also laid mainly to lawn with a decked area, garden shed and a variety of established fruit trees.

Parking

There is an en-bloc garage (16' x 8'6) located close by providing secure off road parking.



Services

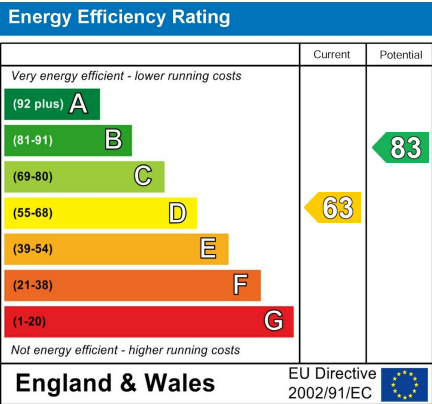
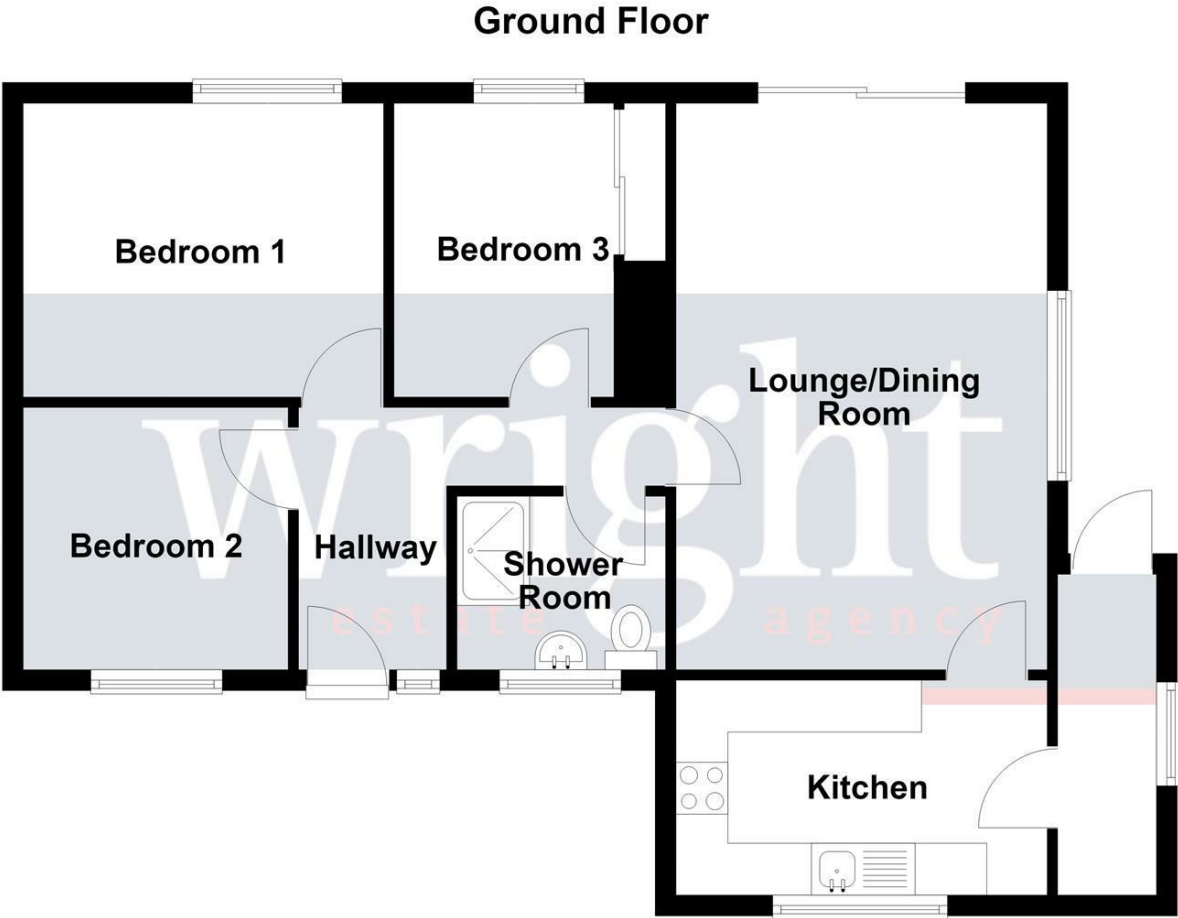
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



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PROTECTED



Viewing: Date Time