



- Semi-Detached House

- Kitchen & Separate Utility

- CHAIN FREE

- 3 Bedrooms

- Downstairs Cloakroom

- Close to Local Schools & Bus Stops

- 2 Reception Rooms & Conservatory

- Gated Driveway

- Good Sized Rear Garden

15 Cornwall Road, Ventnor, PO38 1AS

£250,000

This traditionally built semi-detached home is conveniently located within easy walking distance of local schools, a convenience store, and bus stops providing a regular service into Ventnor town centre, Shanklin and the Island's principal town of Newport. Ventnor's beautiful seafront with miles of coastal walks and popular eateries is only minutes away by car.

The well-proportioned accommodation comprises a lounge, separate dining room, kitchen, conservatory, a utility room, and a cloakroom on the ground floor, with 3 bedrooms, and the family bathroom on the first floor. Additionally, the property benefits from a gated driveway providing off road parking, and a good sized rear garden, which is laid mainly to lawn.

The convenient location with access to local amenities, family-friendly accommodation, driveway parking, and the lovely rear garden makes this an ideal home for anyone looking to enjoy Island life in one of its most popular seaside towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



Accommodation

Porch

Hallway

Lounge

13' x 10'2 plus recess (3.96m x 3.10m plus recess)

Kitchen

12'1 x 8'2 (3.68m x 2.49m)

Dining Room

10'5 x 10'3 plus recess (3.18m x 3.12m plus recess)

Conservatory

11'3 x 7'7 (3.43m x 2.31m)

Lobby

Utility

W.C

First Floor Landing

Bedroom 1

13' x 10'2 plus recess (3.96m x 3.10m plus recess)

Bedroom 2

10'4 plus recess x 10'3 (3.15m plus recess x 3.12m)

Bedroom 3

8'4 x 7' (2.54m x 2.13m)

Bathroom

8'4 x 5'5 (2.54m x 1.65m)



Outside

To the front of the property the gated driveway provides off road parking. The good sized rear garden is laid mainly to lawn with a large workshop.

Services

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

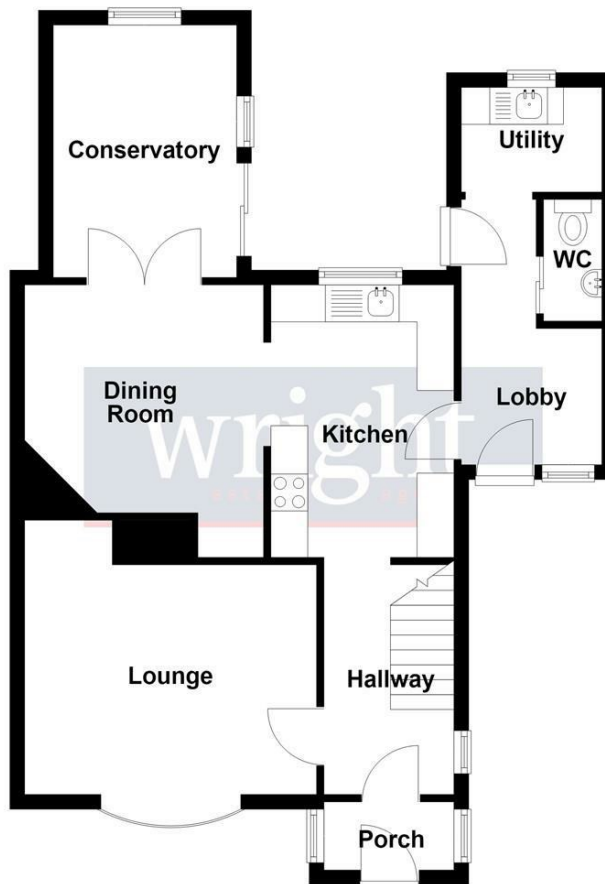
Council Tax

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

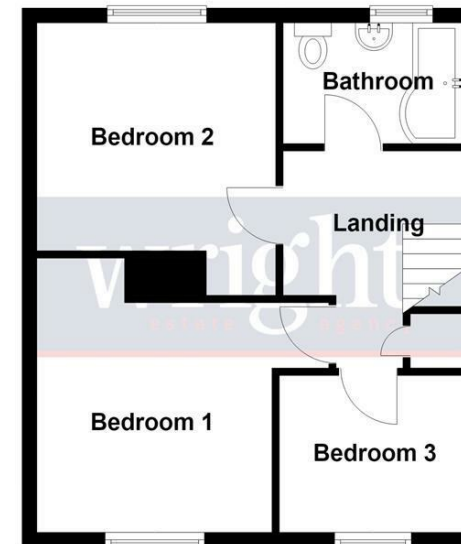
Agents Notes

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time