



- Substantial Semi-Detached Home
- Spacious Kitchen & Separate Utility
- Fantastic Countryside Views

- 4 Bedrooms
- MODERNISATION REQUIRED
- CHAIN FREE

- 2 Large Reception Rooms
- Driveway Parking for Several Cars
- Popular Village Location

Lyndhurst 12 Clarence Road, Wroxall, PO38 3BY

£285,000

This imposing semi-detached home with its many original features enjoys fantastic views of the surrounding countryside and is located in the popular village of Wroxall. The local convenience store/sub-post office, primary school, community centre, village pub and, bus stops providing a regular service to Newport, Ventnor, and Shanklin are all within easy walking distance.

The substantial accommodation is in need of renovation and comprises 2 large reception rooms, generous kitchen, utility and extensive lean-to on the ground floor, with 4 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a driveway providing off road parking for several cars, and a good-sized rear garden.

The wealth of character, substantial accommodation and scope to put your own stamp on this truly impressive semi-detached property makes this an ideal home for anyone looking to enjoy Island life in one of its most popular village locations. A viewing is a must to fully appreciate everything this truly fantastic CHAIN FREE property has to offer!



Accommodation

Entrance Hall

Lounge

17'2 into bay x 14' (5.23m into bay x 4.27m)

Dining Room

13'11 x 13'2 (4.24m x 4.01m)

Kitchen

16'5 x 12'3 (5.00m x 3.73m)

Utility (including Cloakroom)

12'4 x 9'4 (3.76m x 2.84m)

Lean-to

25'9 x 7'2 (7.85m x 2.18m)

First Floor Landing

Bedroom 1

17'3 into bay x 13'10 (5.26m into bay x 4.22m)

Bedroom 2

13'10 x 13'1 (4.22m x 3.99m)

Bedroom 3

12'4 x 9'3 (3.76m x 2.82m)

Bedroom 4

12'8 x 7'5 max (3.86m x 2.26m max)

Bathroom

7'2 x 5'11 (2.18m x 1.80m)

Outside

To the front of the property the garden includes a fish pond. The driveway at the side of the property provides off road parking for 3 cars. The enclosed rear garden is laid mainly to lawn with a garden shed and summerhouse.



Services

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

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



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

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