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wright
estate agency



- Detached Chalet Style Home
- Detached Garage
- Popular Village Location

- 2 Double Bedrooms (1 en suite)
- Fantastic Countryside Views
- Lovely Lawned Rear Garden

- Lounge & Separate Dining Area
- CHAIN FREE
- Viewings Welcome

Hawthorns St. Johns Road, Wroxall, PO38 3EL

£275,000

This charming detached chalet style home is located on the outskirts of Wroxall, a popular semi-rural village surrounded by breath-taking scenery and with miles of countryside walks to explore. The local convenience store/sub-post office, primary school, village hall and bus stops providing a regular service to Ventnor, Shanklin and Newport are within easy walking distance.

The well-presented accommodation comprises a good-sized kitchen, spacious lounge, separate dining area, and bathroom on the ground floor, with 2 double bedrooms and an en suite W.C on the first floor. Additionally, the property benefits from a detached garage located at the front of the property, and a lovely rear garden which is laid mainly to lawn with a patio area accessed directly from the lounge and dining area.

The popular village setting, panoramic countryside views, and the well-appointed accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most picturesque village locations. A viewing is recommended to fully appreciate everything this truly charming CHAIN FREE detached property has to offer!



Accommodation

Entrance Lobby

Kitchen

12'10 x 10'3 (3.91m x 3.12m)

Inner Hallway

Lounge

14'6 x 13'6 (4.42m x 4.11m)

Dining Area

14'5 x 8'7 (4.39m x 2.62m)

Bathroom

10'2 x 7'4 (3.10m x 2.24m)

First Floor Landing

Bedroom 1

14'1 x 12'10 (4.29m x 3.91m)

Bedroom 2

12'1 x 10'10 (3.68m x 3.30m)

En Suite W.C

Outside

To the front of the property there is a detached garage with an up and over door. Side access leads to the lawned rear garden with a patio area, pond and fantastic countryside views.



Services

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

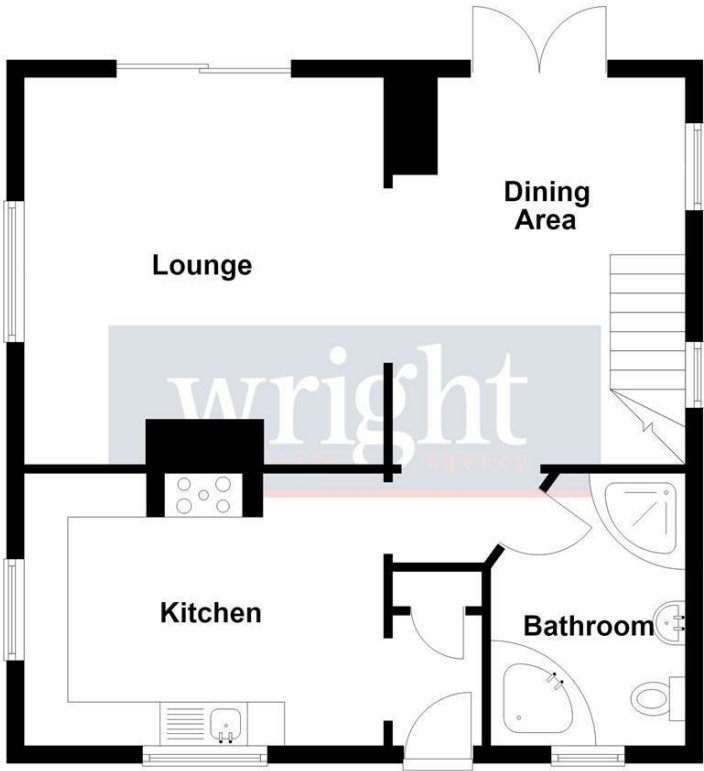
Council Tax

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

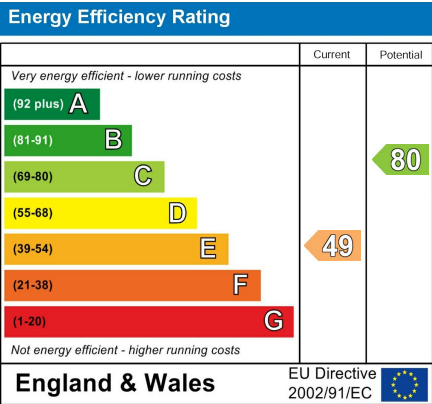
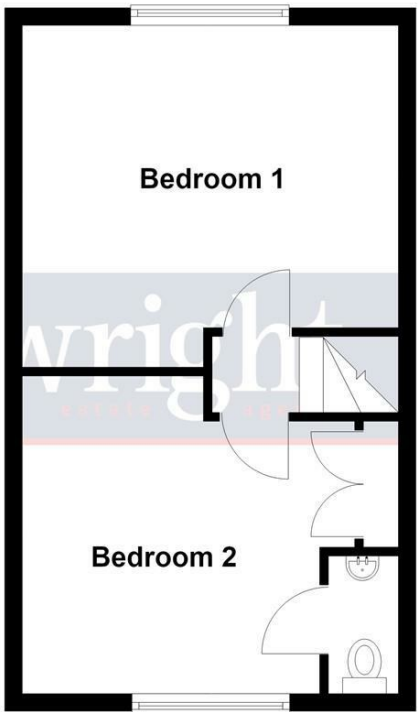
Agents Notes

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



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