



- First Floor Flat
- Driveway Parking
- CHAIN FREE

- Balcony with Fantastic Countryside Views
- Private Entrance
- Good Decorative Order Throughout

- 1 Double Bedroom
- Popular Village Location
- Viewings Welcome

31A Clarence Road, Wroxall, PO38 3BY

£139,950

This fantastic first floor flat enjoys breath taking countryside views, and is located in the popular village of Wroxall. The village shop/sub-post office, community centre, village pub, and bus stops providing a regular service to Ventnor, Shanklin and Newport are all within easy walking distance.

The well-presented accommodation comprises a lounge, separate kitchen with access to the private balcony, a double bedroom, and bathroom. Additionally, the property benefits from driveway parking and a private ground floor entrance.

The popular village location, driveway parking and beautiful countryside views makes this an ideal home for anyone looking to enjoy Island life in one of its most popular village settings. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE flat has to offer!



Accommodation

Ground Floor Entrance

First Floor Landing

Lounge

13' x 11'7 (3.96m x 3.53m)

Bedroom

12'6 max x 9'10 (3.81m max x 3.00m)

Bathroom

7'9 x 5'3 (2.36m x 1.60m)

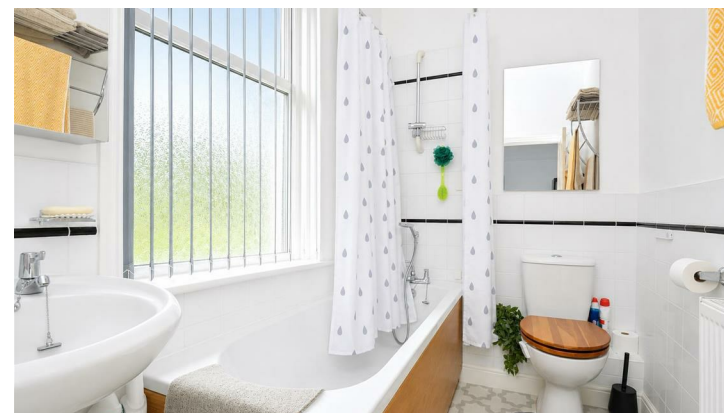
Kitchen

7'8 x 6'7 (2.34m x 2.01m)

Balcony

Outside

To the front of the property there is driveway parking for 1 car.



Services

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

Council Tax

Council Tax Band B - 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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PROTECTED

Viewing: Date Time