

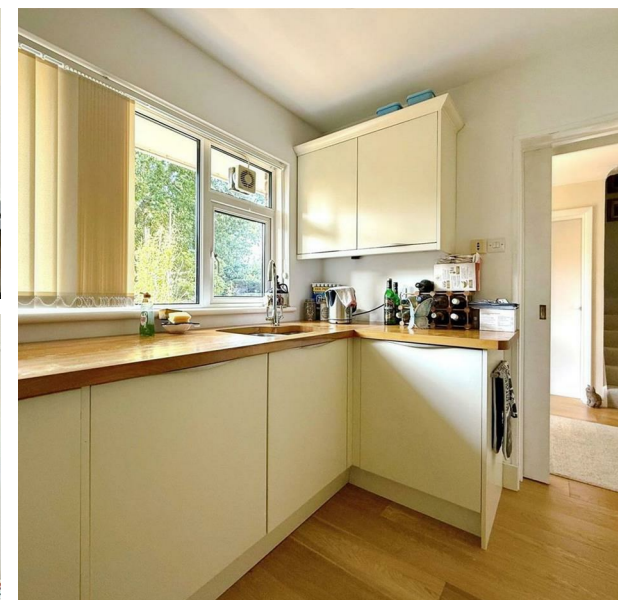
The Hollies Youngwoods Way, Alverstone Garden Village, Sandown, PO36 0HF

Asking Price £425,000

EPC Rating: D Council Tax Band: E

ELLIOTT  
LINCOLN  
ESTATE AGENTS & ASSOCIATES

*Reassuringly familiar, refreshingly new*





Tucked away in the peaceful, tree-lined setting of Alverstone Garden Village, The Hollies is a delightful three-bedroom split-level detached bungalow offering both charm and potential in one of the Isle of Wight's most picturesque and sought-after semi-rural locations.

Call or WhatsApp: 01983 642622  
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**Floor Plan**  
Floor area 100.0 sq.m. (1,076 sq.ft.)

**Garage**  
Floor area 18.3 sq.m. (197 sq.ft.)

Total floor area: 118.3 sq.m. (1,273 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC