



- Semi Detached House
- Large Garden (150ft approx)
- Ideal Family Home
- 3 Bedrooms
- Off Road Parking
- Village Location
- Lounge & Separate Dining Room
- Some Modernisation Required
- Viewings Welcome

1 South View Cottages East View Lane, Chale Green, PO38 2JW

**£275,000**

This semi-detached house in Chale Green is located in East View Lane, backing onto fields. Miles of rolling countryside surround the village, and the Island's principal town of Newport is only 10/15 minutes away by car. The nearby coastline provides breath taking walks and access to secluded coves and sandy beaches.

The property is need of general modernisation and the accommodation comprises a lounge, separate dining room, kitchen and cloakroom on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from off road parking, and a large rear garden extending 150ft (approx), which features a variety of established plants, shrubs and trees.

The picturesque countryside setting, extensive gardens, and scope to put your own stamp on the property makes this an ideal home for anyone looking to enjoy Island life in one of its popular village locations. A viewing is recommended to fully appreciate everything this fantastic semi-detached home has to offer!



# Accommodation

**Porch**

**Inner Hallway**

**Lounge**

18' x 11' max (5.49m x 3.35m max)

**Dining Room**

11' x 10'1 (3.35m x 3.07m)

**Kitchen**

15'3 max x 7'7 max (4.65m max x 2.31m max)

**Lobby**

**Cloakroom**

**First Floor Landing**

**Bedroom 1**

12'8 x 11' (3.86m x 3.35m)

**Bedroom 2**

11' x 9'6 (3.35m x 2.90m)

**Bedroom 3**

8'2 x 7'11 (2.49m x 2.41m)

**Bathroom**

7'10 x 5'1 (2.39m x 1.55m)



**Outside**

To the front of the property there is a driveway providing off road parking. Side access leads to the large rear garden, with a variety of established plants, shrubs and trees. The garden extends approximately 150ft and backs onto fields.

**Services**

Unconfirmed: 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.



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