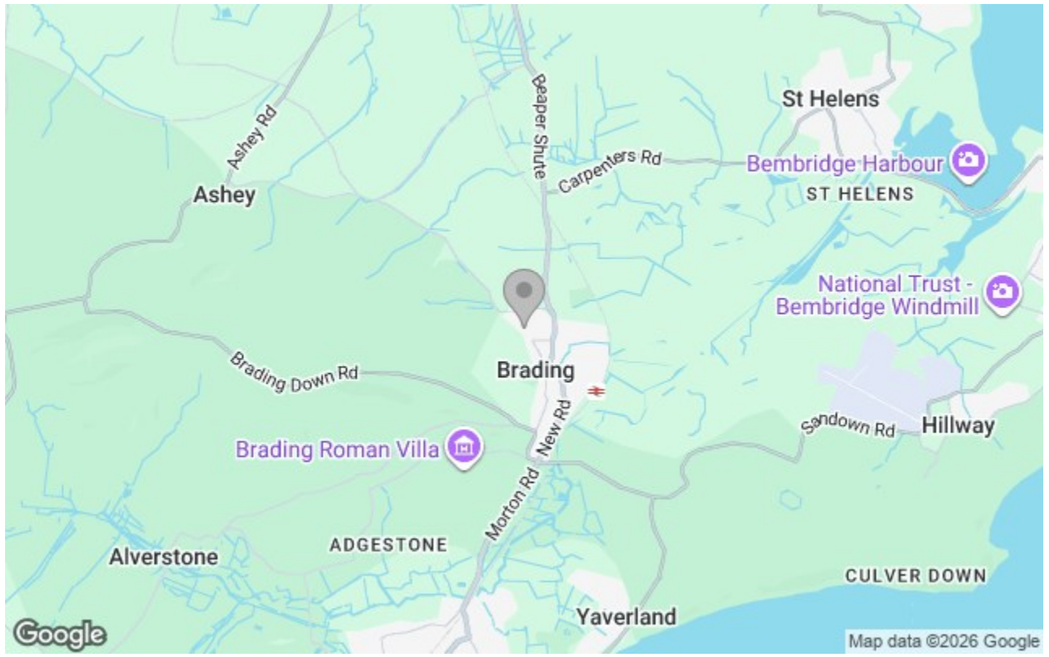


Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.

01983 811811

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Fox & home

182 High Street

Ryde

PO33 2PN

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6 Park Road

Brading, PO36 0HU

£350,000

This well presented, detached bungalow is situated in a quiet location on a popular residential development close to Brading Down. Accessible to local shops and amenities, this spacious, light and airy property benefits from a large kitchen/diner, spacious lounge, three bedrooms with ensuite facilities to one bedroom plus a family shower room. Other benefits include gas central heating, UPVC double glazing, a low maintenance garden and parking for two cars.

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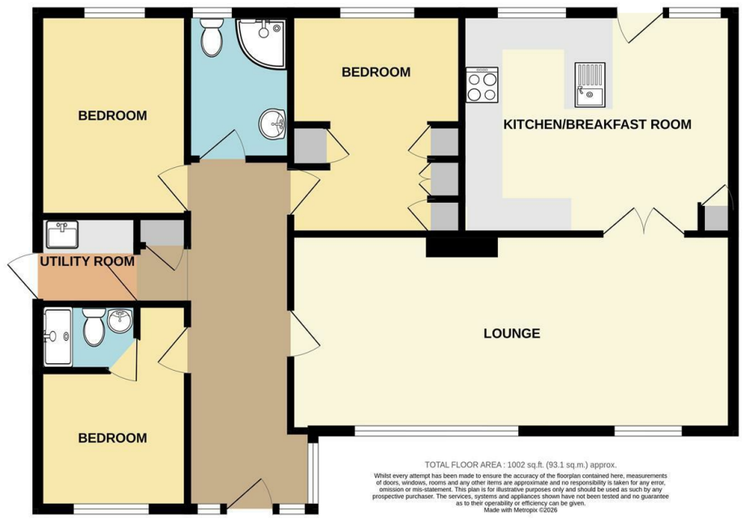








GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

UPVC double glazed front entrance door with glazed side panel. UPVC double glazed window to the side.

Entrance Hallway:
A lovely light welcoming space. Loft access. Built in cloaks cupboard. Radiator.

Lounge: 25'10" x 10'10" (7.87m x 3.30m)
A spacious living area with two UPVC double glazed windows to the front. Two radiators. Log burner set into chimney with tiled hearth. Double multipaned doors to:

Kitchen: 15'4" x 11'10" (4.67m x 3.61m)
A range of fitted base and wall units with built in drawers and work surfaces. Stainless steel sink unit. Built in eye level electric double oven and gas hob with extractor hood over. Tiled splashbacks. Plumbing for a dishwasher. Breakfast bar. Two UPVC double glazed windows to the rear. UPVC double glazed door to the garden with awning. Recessed spotlights. Wall mounted gas fired boiler.

Utility Room:
Stainless steel sink unit and cupboard under. Plumbing for a washing machine. UPVC double glazed door to the side. Radiator.

Bedroom One: 12'0" x 10'0" (3.66m x 3.05m)
A range of built in wardrobe cupboards with dressing table and overhead cupboards. UPVC double glazed window to the rear. Radiator.

Bedroom Two: 8'7" x 7'2" plus recess (2.62m x 2.18m plus recess)
UPVC double glazed window to the front. Radiator.

Ensuite Shower Room:
Tiled shower cubicle. Wash hand basin and vanity. Low level WC. Radiator.

Bedroom Three: 11'0" x9'0" (3.35m x2.74m)
UPVC double glazed window to the rear. Radiator.

Shower Room:
Quadrant shower, wash hand basin with vanity cupboards above and below. Low level WC. UPVC double glazed window to the rear. Tiled walls. Radiator.

Outside

Front Garden:
Laid to lawn.

Rear Garden:
With large patio area and lawned area with a variety of shrubs and bushes. Raised borders. Steps to gravelled area leading to:

Timber Chalet/ Workshop: With power and light.

Side area providing gated access to front garden, shed and log store.

Parking:
Driveway parking for two cars.

Tenure: Freehold
EPC: D
Council Tax Band: D

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