



New Road | Brading | Sandown | PO36 0AJ

Offers In Excess Of £222,000



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Offered CHAIN FREE!! This charming 3 bedroom semi-detached cottage is located in the quiet village of Brading, withing walking distance to local schools, shops and train station. The property consists of an open plan living/dining room, kitchen, bathroom, three double bedrooms and a loft room. Outside offers a good-sized garden. Other benefits of the property includes gas central heating and double glazing throughout!!

- CHAIN FREE!!
- DETACHED COTTAGE
- CLOSE TO LOCAL SCHOOLS AND VILLAGE SHOPS
- 3 BEDROOMS
- OPEN PLAN LIVING ROOM/DINING ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING

Entrance Hall

Living Room

10'11" x 10'10" (3.33 x 3.30)

Dining room

11'0" x 8'3" (3.35 x 2.51)

Kitchen

9'2" x 8'0" (2.79 x 2.44)

Downstairs Bathroom

7'7" x 4'9" (2.31 x 1.45)

Landing

Bedroom 1

13'10" x 11'1" (4.22 x 3.38)

Bedroom 2

11'11" x 11'2" (3.63 x 3.40)

Bedroom 3

9'2" x 8'5" (2.79 x 2.57)



My New Project

TOTAL AREA: 75.60 m² • LIVING AREA: 75.60 m² • FLOORS: 2 • ROOMS: 9



Ground Floor

TOTAL AREA: 37.42 m² • LIVING AREA: 37.42 m² • ROOMS: 5



1st Floor

TOTAL AREA: 38.18 m² • LIVING AREA: 38.18 m² • ROOMS: 4



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. REDSQUIRREL PROPERTY SHOP MAKES NO WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

enquiries@redsquirrelpropertyshop.co.uk
www.redsquirrelpropertyshop.co.uk

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Council Tax Band B
EPC Rating D

3 Langely Court Pyle Street
Newport
Isle of Wight
PO30 1LA
01983 521212