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wright estate agency

- BRAND NEW Detached House
- Allocated Parking
- Close to Local Amenities & Transport Links
- 3 Bedrooms
- Generous Accommodation
- 10 Year LABC Warranty
- Good-Sized Garden
- Ideal Family Home
- Viewing Recommended!

14b New Road, Brading, Isle of Wight, PO36 0DU

£320,000

This spacious detached house is located close to the centre of Brading, forming part of a small development of BRAND NEW homes. A local convenience store, school, pubs and train station with mainland ferry links are all within easy walking distance.

The well-proportioned accommodation comprises 3 bedrooms, large kitchen/diner opening to a generous lounge, family bathroom and downstairs WC. Additionally, the property benefits from allocated parking and a good-sized garden to side and rear with potential for an extension to be built, if required.

Built with a 10 year LABC warranty, the low maintenance nature of the home and very easy access to many local amenities makes this an ideal family home or would equally suit anyone simply looking to enjoy the many benefits of Island living. A viewing is a must to fully appreciate everything this fantastic property has to offer!

Accommodation

Entrance Hall

WC

Lounge
15'5" x 10'9" (4.70m x 3.28m)

Kitchen/Diner
17'11 x 11 (5.46m x 3.35m)

First Floor Landing

Bedroom 1
13'2 x 10'9 (4.01m x 3.28m)

Bedroom 2
12'10 x 10'1 (3.91m x 3.07m)

Bedroom 3
8'6 x 7'5 (2.59m x 2.26m)

Bathroom
6'8 x 6'5 (2.03m x 1.96m)

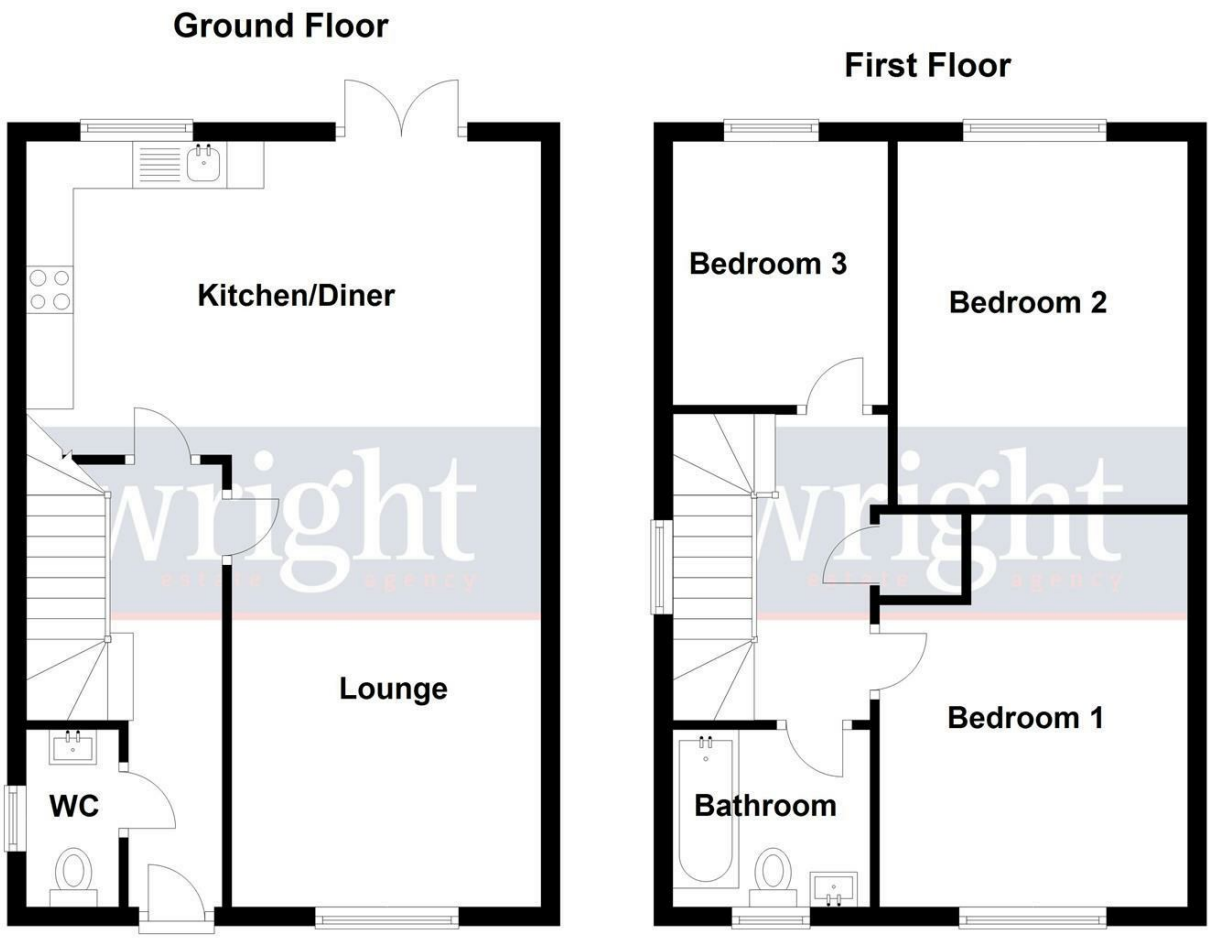
Outside
To the front of the property there is allocated parking for 1 vehicle. To the side and rear of the property there will be lawned gardens.

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

Council Tax
Band TBC.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



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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The Property Ombudsman

Viewing: Date ..... Time .....