



- Detached Bungalow
- Driveway & Garage
- Lawned Gardens

- 2 Double Bedrooms
- Short Walk to Local Shop & Bus Stops
- Popular Village Location

- Excellent Countryside Views
- CHAIN FREE
- Viewing Recommended!

3 Stenbury View, Wroxall, Isle of Wight, PO38 3DB

£259,950

This 1960's style detached bungalow is located in an elevated position, ideally placed to enjoy views of the surrounding countryside. The bungalow is a short walk from the local shop/sub-post office and bus stops with a regular service between Ventnor, Shanklin and Newport.

The well-proportioned accommodation comprises 2 double bedrooms, lounge/diner, separate kitchen, lean-to conservatory, shower room and separate WC. Additionally, the property benefits from a driveway, garage and lawned gardens with excellent countryside views.

The convenient village location, lovely views and comfortable accommodation makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most popular village settings. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE bungalow has to offer!



Accommodation

Entrance Hall

Lounge/Diner

14'11 x 13'10 (4.55m x 4.22m)

Kitchen

12'4 x 10'3 (3.76m x 3.12m)

Lean-to Conservatory

10'5 x 8'5 (3.18m x 2.57m)

Bedroom 1

13' x 10'11 (3.96m x 3.33m)

Bedroom 2

10'11 x 10'7 (3.33m x 3.23m)

Shower Room

5'10 x 5'3 (1.78m x 1.60m)

Cloakroom

Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking for 1 car and access to the garage (20'1 x 8'4). The side and rear gardens are laid to lawn with excellent countryside views.



Services

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

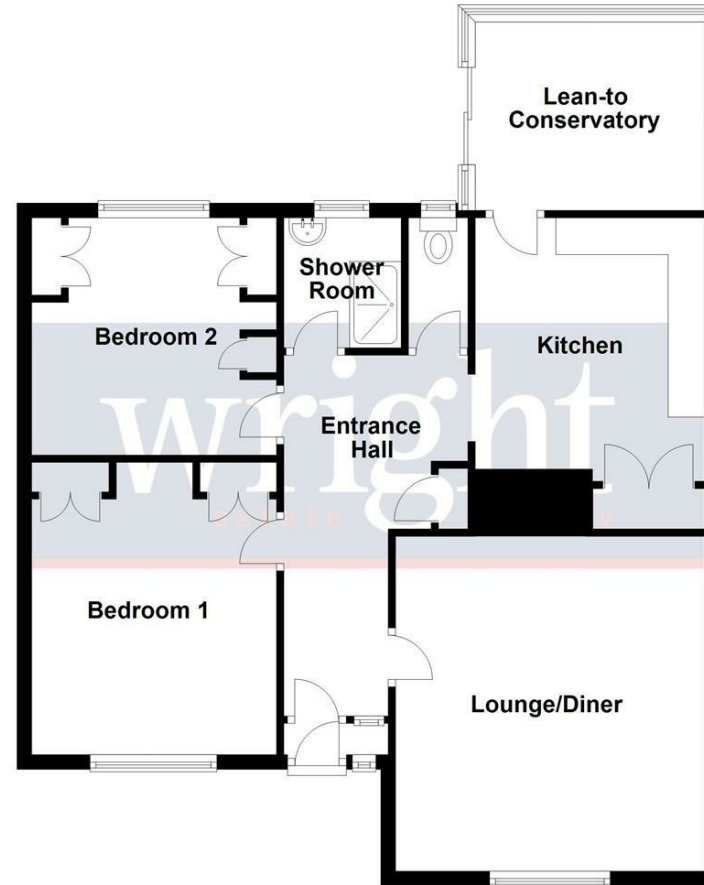
Council Tax

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.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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