



- Charming Character Cottage
- Lounge & Separate Dining Room
- Tucked Away Location

- 3 Double Bedrooms
- Ample Off Road Parking
- Short Walk to Local Train Station

- Large Kitchen/Breakfast Room
- Enclosed Rear Garden
- Viewing Recommended!

29 High Street, Brading, PO36 0DG

£375,000

This charming detached cottage is tucked away just off the high street in the historic town of Brading. The local primary school, convenience store, bus stops with a regular service to Ryde, and Brading train station with direct ferry links to the mainland are all within easy walking distance.

The well-proportioned accommodation comprises a lounge, separate dining room, large kitchen/breakfast room, and conservatory on the ground floor, with 3 double bedrooms and the family bathroom on the first floor. Additionally, the property benefits from ample driveway parking for several cars, and a sunny rear garden, which is laid mainly to lawn.

The very convenient position, comfortable accommodation, and ample parking makes this an ideal home for a family, or anyone simply wanting to enjoy Island life in one of its most popular locations. A viewing is recommended to fully appreciate everything this fantastic character home has to offer!



Accommodation

Lounge

13'6 x 11'11 (4.11m x 3.63m)

Kitchen/Breakfast Room

22'6 x 12'1 (6.86m x 3.68m)

Dining Room

11'10 x 8'8 (3.61m x 2.64m)

Conservatory

12'3 x 9'3 (3.73m x 2.82m)

First Floor Landing

Bedroom 1

14'3 max x 12'8 max (4.34m max x 3.86m max)

Bedroom 2

11'10 x 10'4 (3.61m x 3.15m)

Bedroom 3

12'1 x 8'9 (3.68m x 2.67m)

Family Bathroom

12'9 x 7'8 (3.89m x 2.34m)

Outside

To the front of the property the gravelled driveway provides off road parking for several cars. The enclosed rear garden is laid mainly to lawn with a patio area and garden shed.



Services

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

Council Tax

Band D - Please contact The Isle of Wight Council on 01983 823901.

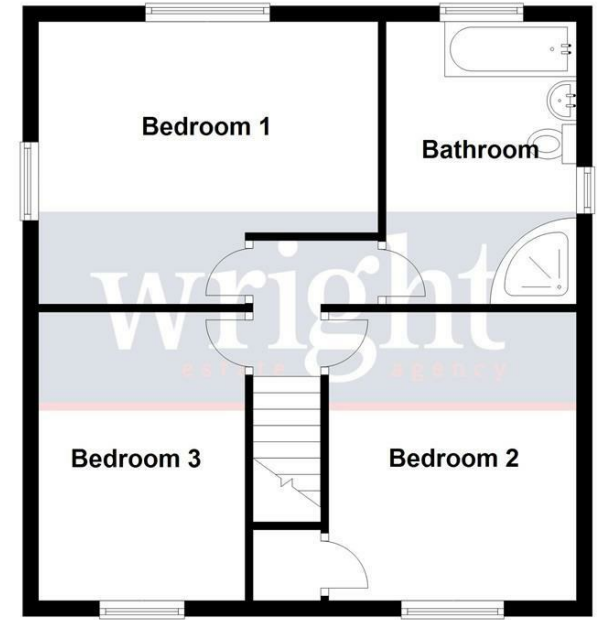
Agents Notes

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	79
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