



- QUALITY NEW BUILD TERRACED HOME
- Downstairs Cloakroom & Bathroom
- Allocated Parking

- 2 Double Bedrooms
- 10-Year New Home LABC Warranty
- Construction Completed Late 2023

- Stylish Fitted Kitchen
- Courtyard Garden
- Viewings Welcome

2 Margrette Mews 11a Leed Street, Sandown, PO36 8FH

**£245,000**

This impressive NEW-BUILD terraced home is one of 5 properties forming a small development called 'Margrette Mews'. The properties were completed in late 2023, and benefit from a 10-Year LABC warranty. Built by a reputable local builder, the attention to detail and quality of finish must be seen to be appreciated. Sandown town centre and the sea front are both within easy walking distance, and provide access to a variety of shops, pubs, and popular eateries to choose from. The local train station with direct ferry connections to the mainland is only minutes away.

The quality accommodation comprises a lounge/dining room, separate kitchen and cloakroom on the ground floor, with 2 double bedrooms and the bathroom on the first floor. Additionally, the property benefits from an enclosed courtyard garden with rear access and allocated parking for 1 car.

The quality interior, off road parking and easy access to the beach makes this an ideal first time buyer or holiday home for anyone looking to enjoy Island life by the sea in one of it's most popular coastal towns. A viewing is recommended to fully appreciate everything this truly fantastic new build home has to offer!



## Accommodation

### Entrance Hall

### Kitchen

9'9 x 6'4 (2.97m x 1.93m)

### Lounge/Dining Room

### Cloakroom

### First Floor Landing

### Bedroom 1

13'1 x 10'2 (3.99m x 3.10m)

### Bedroom 2

9'10 x 9'9 plus recess (3.00m x 2.97m plus recess)

### Bathroom

6'3 x 5'9 (1.91m x 1.75m)

### Outside

To the rear of the property the low-maintenance courtyard garden has gated access to the allocated parking.



**Services**

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

**Council Tax**

Please contact The Isle of Wight Council on 01983 823901.

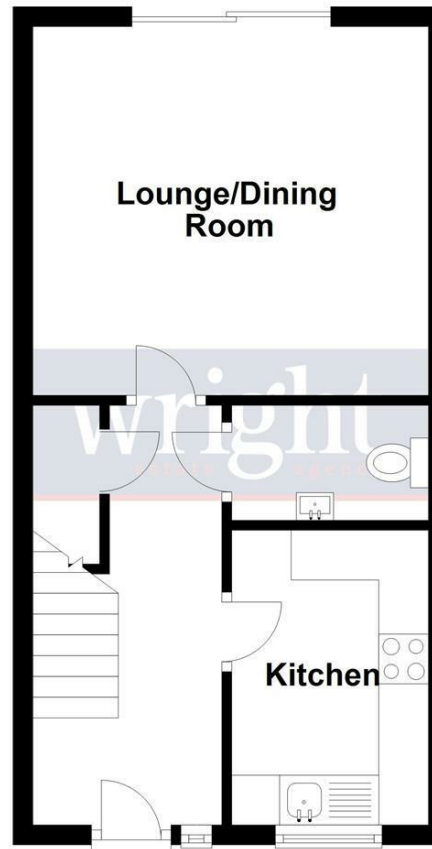
**Agents Notes**

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.

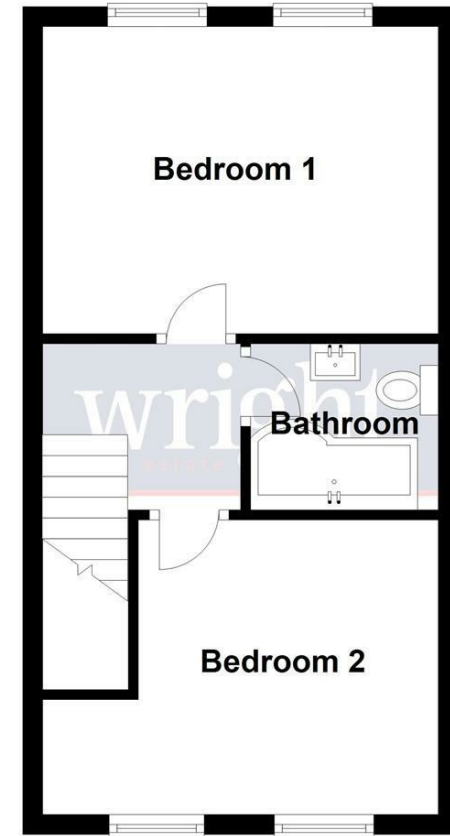
**NB**

Please note the photos used in this advert are of 3 Margrette Mews.

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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**Viewing:**
Date .....
Time .....