



- 2 Bedrooms
- Driveway Parking & Garage
- Short Walk to Local Amenities
- Modern Kitchen & Separate Dining Room
- Lovely Lawned Gardens
- Peaceful Estate Setting
- Recently Updated Shower Room
- Sought After Village Location
- Viewing Recommended!

7 Greenlydd Close, Niton, PO38 2BJ

£339,950

This very well-presented bungalow is located in the popular village of Niton. The local convenience store, doctor's surgery, and several popular pubs/restaurants are all within easy walking distance. Ventnor is only 10 minutes away by car and offers access to a variety of shops, a supermarket, and the seafront with miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation comprises a lounge, kitchen, dining room, 2 bedrooms, and shower room. Additionally, the property benefits from a driveway providing off road parking, a garage with an up and over door, and well-tended gardens to the front and rear.

The sought after village location, very well-presented accommodation, and lovely gardens 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 truly fantastic bungalow has to offer!



Accommodation

Entrance Hall

Lounge

17'2 x 10'9 (5.23m x 3.28m)

Kitchen

13'6 x 7'10 (4.11m x 2.39m)

Dining Room

14'9 x 7'9 (4.50m x 2.36m)

Bedroom 1

13'9 x 9'8 (4.19m x 2.95m)

Bedroom 2

11'7 plus recess x 8' (3.53m plus recess x 2.44m)

Shower Room

8'4 plus recess x 4'9 (2.54m plus recess x 1.45m)

Outside

To the front of the property the driveway provides off road parking and access to the garage (16'11 x 7'10) with an up and over door. The lovely lawned gardens extend from the front to the rear of the property and feature a summerhouse, garden shed and patio area.



Services

Unconfirmed: electric, telephone, mains water and drainage.

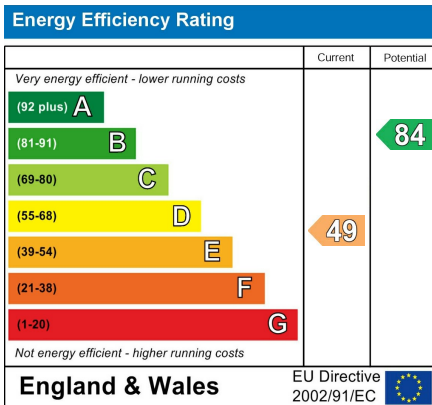
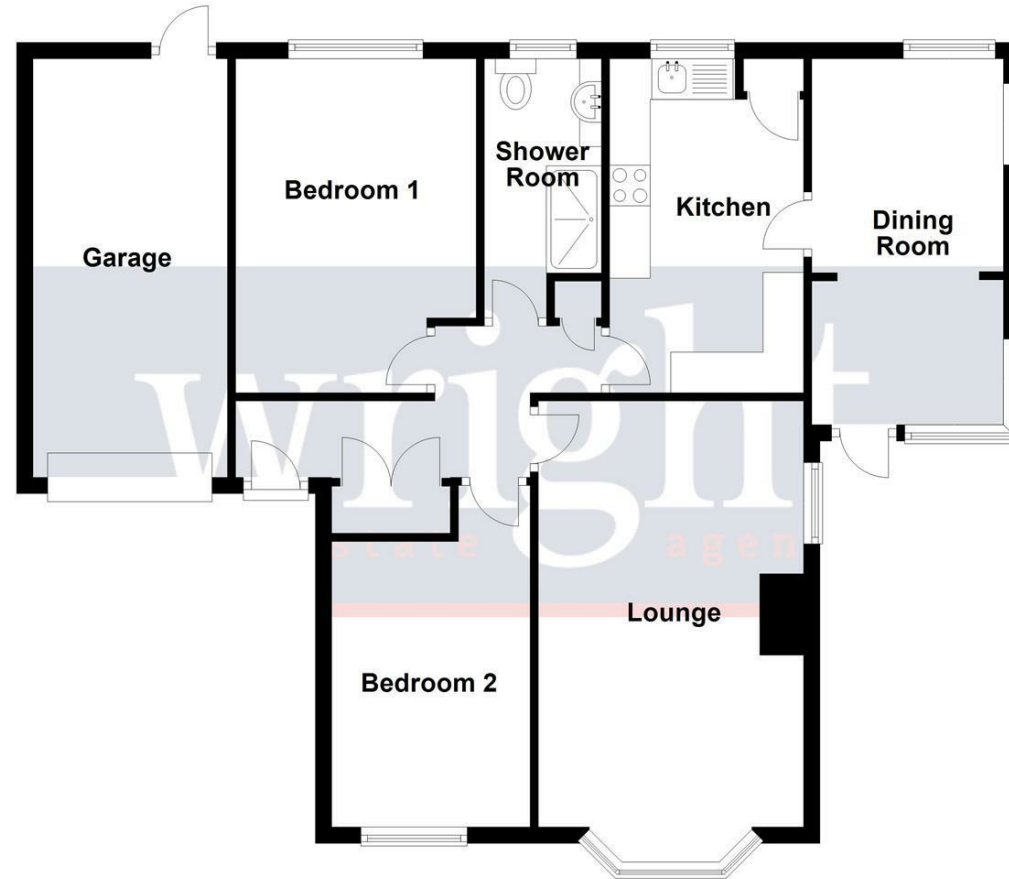
Council Tax

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



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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PROTECTED

Viewing:
Date
Time