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**wright**  
estate agency



- Purpose Built Ground Floor Flat
- Allocated Parking
- Popular Village Location

- 2 Bedrooms
- UPVC Double Glazing
- CHAIN FREE

- Private Garden
- Short Walk to Local Shop & Bus Stops
- Viewing Recommended!

20a West Street, Wroxall, PO38 3BU

**£129,950**

This ground floor flat forms part of a purpose built block consisting of only 4 properties. The flat is located in a popular semi-rural village, with the local convenience store/sub-post office, bus stops and village pub all in easy walking distance.

The accommodation is in need of some modernisation and comprises a lounge/dining room, separate kitchen, 2 bedrooms and a shower room. Additionally, the property benefits from private gardens and allocated parking located at the rear of the building.

The popular village location, gardens and parking 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 property has to offer!



# Accommodation

## Entrance Hall

## Lounge/Dining Room

12'8 x 9'11 (3.86m x 3.02m)

## Kitchen

8'10 x 8'1 (2.69m x 2.46m)

## Bedroom 1

11'6 x 9'3 (3.51m x 2.82m)

## Bedroom 2

9'11 x 9'1 (3.02m x 2.77m)

## Shower Room

## Outside

To the front of the property the private garden is laid to lawn. There is an additional private garden area located at the rear of the building with a shed. There is an allocated parking space in the resident's car park.



**Services**

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

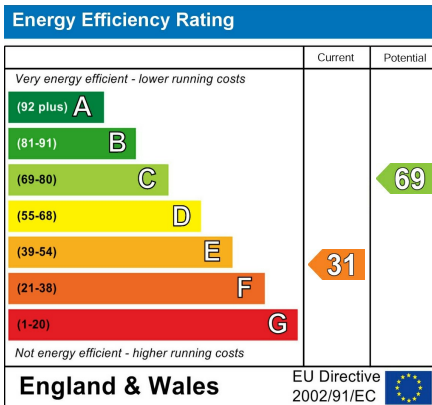
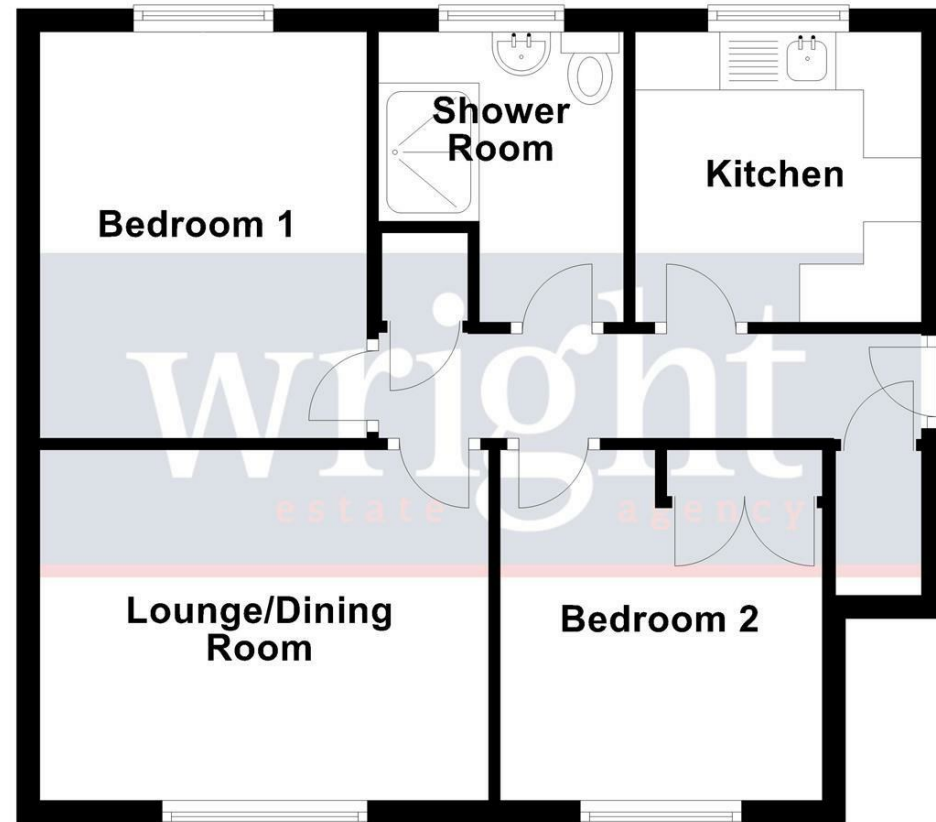
**Council Tax**

Band B - 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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

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