

Wroxall, Isle of Wight



- **2 Bedroom character cottage**
- **Parking for three**
- **Utility room and downstairs W/C**
- **Superbly presented**
- **Quiet location**



About the property

A charming, character cottage in the South Wight village of Wroxall, this two bedroom semi-detached home is in super condition and offers parking for three vehicles and a well sized rear garden with excellent access to countryside too.

Walking distance of the local village shop, pub, church and primary school, all your daily amenities are close by. Transport links are regular, linking through to Newport, Ventnor and Shanklin with relative ease. Those that enjoy the great outdoors will find easy access to Rew Lane and the surrounding downland with walks to the Appuldurcombe House and Worsley Monument.

Internally, the property is bright, light and well presented. There are modern fixtures and fittings with a kitchen/diner space including the utility room and separate WC. The first floor comprises two double bedrooms and a family bathroom too. Outside, the garden is fairly low maintenance, but offers enough space to make it your own and catches plenty of sun too.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 13'3 x 12'1

Kitchen/Diner 13'1 x 10'7

Utility 12'9 x 6'8

WC

FIRST FLOOR

Landing

Bedroom 1 13'3 x 12'1

Bedroom 2 10'8 x 9'3

Bathroom

OUTSIDE

Parking to front for 2

Side Access

Garden to rear

Further parking for 1

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			