

## **Winford, Sandown, Isle of Wight**



- **2 Bedroom First Floor Flat**
- **Allocated Parking**
- **Quiet, Tucked Away Position**
- **Village Location**
- **Ideal Investment or FTB**



## About the property

This two bedroom maisonette is situated in a tranquil setting, looking out over beautiful countryside full of wildlife, including many birds and squirrels.

The accommodation is ideal for investment and First Time Buyers. A purpose built home with two bedrooms, as well as a fitted kitchen and a bathroom, all with double glazed windows. Outside, there's a communal garden and an allocated parking space, with space for any visitors as well.

The home is located just a short drive from the neighbouring towns of Shanklin and Sandown, where there are plenty of shops, pubs and eateries as well as sandy beaches, beautiful countryside and nature trails nearby, it's a cyclists and walkers paradise.

Local Authority - Isle of Wight Council  
Council Tax Band A  
Tenure - Leasehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Stairs to

### FIRST FLOOR

Lounge 14'9 x 10'6

Hallway

Kitchen 7'10 x 6'11

Bedroom 1 10'9 x 10'3

Bedroom 2 10'9 x 7'3

Family Bathroom

### OUTSIDE

Communal Gardens

Allocated Parking

Visitor Parking

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

## CONTACT US

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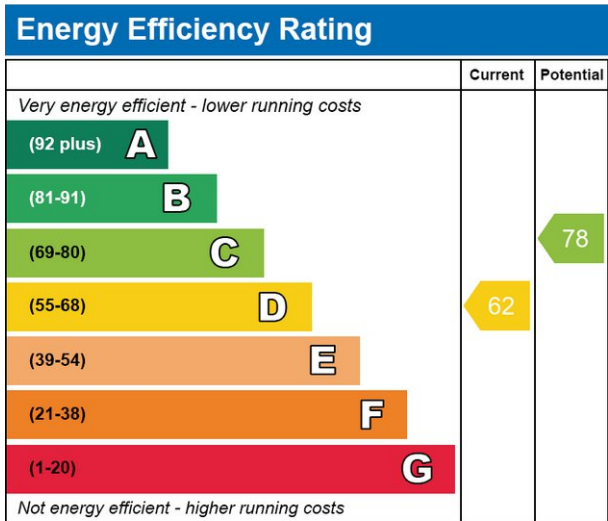
## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiew.co.uk](http://triggiew.co.uk)**



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