

Brookside Crescent, Wroxall



- **** SSTC Prior to Marketing ****
- **3 Bedrooms**
- **Terraced House**
- **Courtyard Garden**
- **Village Location**



About the property

**** SSTC Prior to Marketing **** A well-presented three-bedroom terraced home situated in the sought-after village of Wroxall on the southern side of the Isle of Wight. Offering comfortable family accommodation, the property benefits from allocated parking and an attractive courtyard garden, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining.

The accommodation is well-proportioned throughout, with three bedrooms, making it an excellent choice for families, first-time buyers, or those seeking a home in a desirable village setting.

Wroxall enjoys a peaceful rural atmosphere while remaining conveniently located for access to nearby towns and the island's stunning coastline. The area is renowned for its beautiful countryside walks, including the popular Red Squirrel Trail and the historic Appuldurcombe Estate, both offering fantastic opportunities to explore the island's natural beauty right from your doorstep.

This appealing home combines village charm, practical living space, and excellent access to outdoor pursuits, making it a wonderful opportunity for a wide range of buyers.

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

Accommodation

GROUND FLOOR

Entrance Hall

Lounge

Dining Area

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Driveway Parking

Rear Garden

Garage en bloc

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>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

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	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		