

**Sandown, Isle of Wight**



- **2 Bedrooms**
- **Garage & Parking**
- **Conservatory**
- **Quiet and tucked away cul de sac**
- **Chain Free**



## About the property

Located in a popular yet private cul de sac, this 2 bedroom home offers the complete package. Easy reach of good countryside walks, the main island cycle track through to Newport and the property also sits within a close walk to the beach, the next lucky owner will even get a sea view from the second bedroom. Good schools, local shops and high street restaurants, bars and cafes are also within walking distance, whilst Sandown also has a regular train service which links to the mainland via Portsmouth.

A quiet position, ideal for families, the property comes with parking, whilst a garage to the rear is perfect for storage or any prized vehicles, bikes or even your paddle board ready for the beach. Internally you are met with a hallway linking the modern kitchen with the lounge dinner. There is also a conservatory that would act nicely as a dining room if you wanted to keep the two rooms separate. Upstairs, there is a large double master bedroom supported by a second bedroom and a family bathroom. Outside you will find the rear garden with a large proportion of it decked creating a low maintenance area to enjoy the sun and peaceful setting.

Council Tax Band B

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen 9'2 x 6'3

Lounge/Diner 13'4 x 12'8

Conservatory 8'8 x 7'7

### FIRST FLOOR

Landing

Bedroom 1 11'3 x 9'9

Bedroom 2 9'2 x 6'7

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Garage

## 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**

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

