

Ventnor, Isle of Wight



- **3 Bedroom Stone built cottage**
- **Large rear garden**
- **Charming period property**
- **Walking distance of the Island Free School**
- **Chain Free**



About the property

CHAIN FREE stone built cottage which is full of character and period features, offered to the market in the popular town of Ventnor. This three double bedroom home is in need of modernisation but offers plenty of potential for the next lucky owner to put their own stamp on the property.

Walking distance of Ventnor Downs, superb for hikers with some of the best views on the Island. The property is also a simple stroll from a handy local shop and the very popular Island Free School too. A little further on and you'll be pleased to know you can be amongst the shops, cafes and the beautiful Esplanade of Ventnor or charming Steephill Cove.

A pretty house from the kerb, internally the property comes with excellent sized rooms including two receptions and a kitchen on the ground floor with three doubles and a bathroom. The garden is surprisingly well sized, with plenty of space for young families to make their own. The property also benefits from a brick built shed and side access.

Council Tax Band B

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 13'0 x 14'7 into bay

Kitchen/Diner 11'9 x 11'8

Utility Room 7'5 x 4'3

Shower Room

FIRST FLOOR

Landing

Bedroom 1 12'9 x 11'8

Bedroom 2 10'0 x 9'2

Bedroom 3 12'6 x 7'2

OUTSIDE

Rear Garden

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

triggio.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 