

## Sandown



- **2 bedrooms**
- **Off Road Parking**
- **Close to Town and Beaches**
- **Ideal first purchase**
- **Low Maintenance Property**



## About the property

A modern home with the wonderful added feature of off road parking. This two bedroom home is a superb option for anyone looking to, be within walking distance of Sandown's golden beaches and iconic Sandown Pier. The property offers excellent convenience too when looking to get to shops, cafes and restaurants of the High Street.

Upon entering, you're greeted by an inviting entrance with a newly fitted kitchen to your left. On from this, you will find a spacious lounge diner. The kitchen and lounge have a handy opening, keeping them as two separate rooms but making it easy to socialise and entertain while you are preparing dinner. Also on the ground floor, the property offers a conservatory perfect for a sitting area giving this property the option of another reception room. Upstairs you'll find two family sized bedrooms and a family bathroom, which are well presented. This home is ready for the next owner to move straight in!

Externally, the property boasts a low-maintenance rear garden ideal for relaxation or outdoor gatherings. To the front, a driveway offers convenient parking for two vehicles.

This home is a great choice for anybody wanting a stress-free and move straight into. We really don't see this wonderful home sticking around for too long, so ensure you book your viewing today!

Council Tax B

## Accommodation

Ground Floor

Entrance Hall  
Kitchen: 8'8 x 5'6  
Lounge/Diner: 14'2 x 12'0  
Conservatory: 9'3 x 8'2

First Floor

Landing  
Bed 1: 11'9 x 9'0  
Bed 2: 8'7 x 7'5  
Bathroom

Garden  
Drive Way

## 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**

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			