

**Undercliff Gardens,
Ventnor,
Isle Of Wight.
PO38 1UB**

525,000



- Executive style house
- Sea views
- Detached terrace
- Three bedrooms all ensuite
- Gas central heating
- Double glazing
- Integrated garage
- Sought after cul de sac location
- Council Tax band F



Ref: PRA11737

Viewing Instructions: Strictly By Appointment Only

General Description

An executive style three bedroom detached house set in an elevated position in a very desirable cul de sac, close to Steephill cove and the famous botanical gardens. The property has been built to a very high standard with balconies from the main rooms and oak flooring throughout the property.

Accommodation

Entrance

A ramped stone walkway leads to wooden steps with iron galvanised balustrades onto a wooden decked terrace which runs the full length of the house.

Entrance Hall

Half glazed double glazed door with full length side screens to the Entrance hall which is a lovely light space, oak flooring, stairs to first floor, radiator, under stairs cupboard.

Lounge/ Dining Room (25' 06" x 14' 08") or (7.77m x 4.47m)

Good size room with double glazed doors to the front decking with sea views. Double glazed door to side garden with steps up to rear terrace, double glazed windows to side and rear. Oak flooring, two radiators.

Kitchen (14' 0" x 13' 04") or (4.27m x 4.06m)

Range of matching wall and base units with oak work surfaces, stainless steel one and a half bowl sink unit, range double oven and grill with five burner gas hob, built in washing machine, dishwasher, space for fridge freezer, central island unit with solid oak work surface, oak flooring, double glazed doors to wooden decked terrace.

Rear Lobby

Radiator, door into rear.

Cloakroom/utility Room

With low level WC, glowworm gas boiler, plumbing for washer/ dryer, wall mounted units.

Bedroom 3 (12' 0" x 8' 10") or (3.66m x 2.69m)

Double glazed window to rear, radiator, oak flooring, EN SUITE BATHROOM comprises of enclosed shower cubicle, heated towel rail.

First Floor

With double glazed door onto balcony, sea views, oak flooring.

Master Bedroom (18' 07" x 14' 05") or (5.66m x 4.39m)

Lovely bright and airy room with double doors to a Juliet balcony with sea views, double glazed window to side, built in wardrobes, oak flooring, radiator, EN SUITE BATHROOM comprising of enclosed shower cubicle, panelled bath with mixer taps and shower attachment, low level WC, pedestal basin, heated towel rail, slate tiled flooring.

Bedroom 2 (14' 0" x 16' 0") or (4.27m x 4.88m)

Large double room, double glazed doors to an enclosed balcony, double glazed window to rear, oak flooring, radiator, EN SUITE BATHROOM comprising of enclosed shower cubicle, panelled bath, pedestal basin, heated towel rail.

Outside

Steps to decked terrace. A block driveway leads to an integrated GARAGE 19.2 x 11.7 up and over electric door, power and light. The surrounding gardens are a series of low maintenance terraced areas.

Services

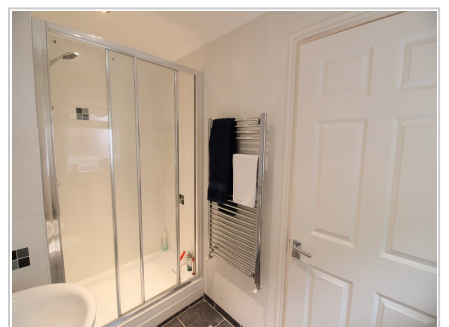
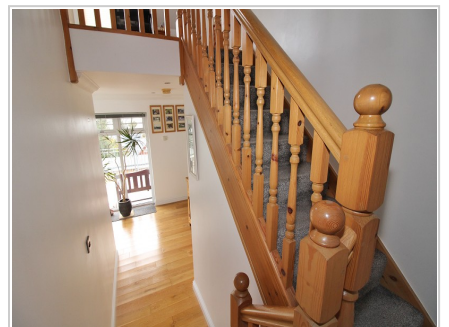
Tenure

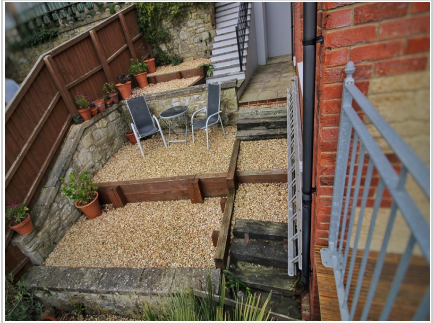
We are informed that the tenure is Freehold

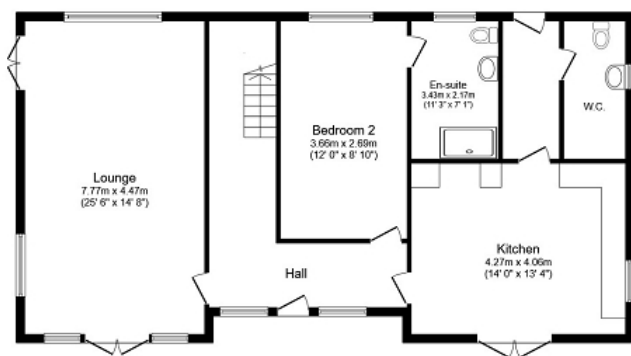
Council Tax

Band Not Specified

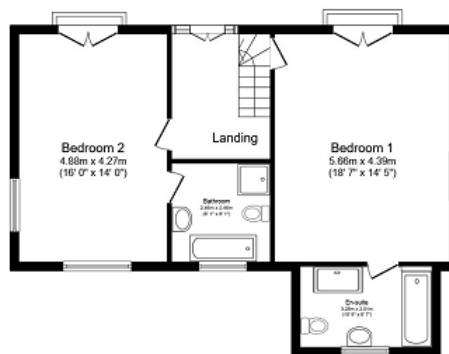








Ground Floor



First Floor

Total floor area 180.2 sq.m. (1,939 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.