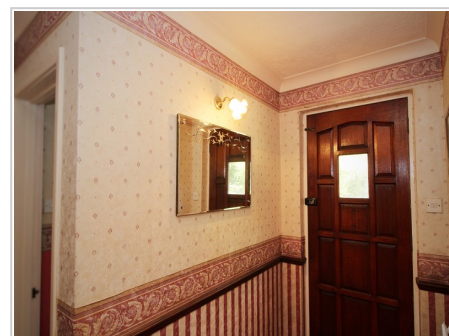


Gills Cliff Road,
Ventnor,
Isle Of Wight.
PO38 1AD

349,000



- Detached bungalow
- Gas central heating
- Chain free
- Three bedrooms
- Mature gardens
- Detached garage
- Parking
- Secluded
- Requires modernisation



Ref: PRA11742

Viewing Instructions: Strictly By Appointment Only

General Description

Detached three bedroom bungalow occupying a secluded position. The property benefits from a parking space in addition to a detached garage. Although it would benefit from some modernisation there is gas central heating and is offered with no onward chain.

Accommodation

Entrance Hall

Kitchen (10' 08" x 11' 0") or (3.25m x 3.35m)

Lounge (16' 09" x 21' 09") or (5.11m x 6.63m)

Bedroom 1 (11' 0" x 15' 08") or (3.35m x 4.78m)

Bedroom 2 (10' 08" x 12' 01") or (3.25m x 3.68m)

Bedroom 3 (11' 04" x 15' 02") or (3.45m x 4.62m)

Shower Room (5' 06" x 5' 10") or (1.68m x 1.78m)

Separate Wc

Services

EPC Rating:58

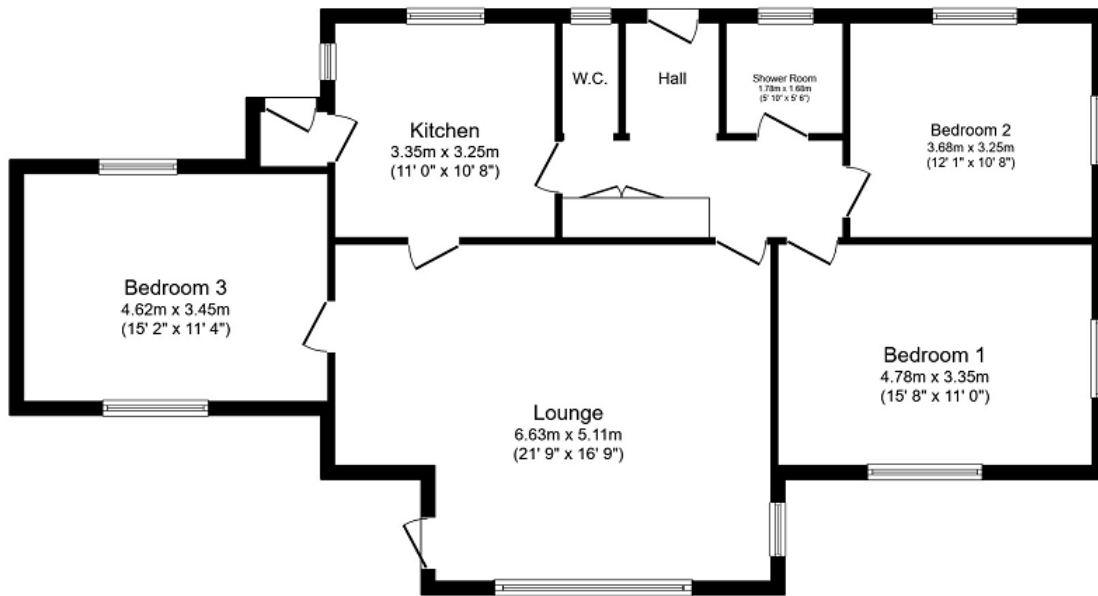
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Floor Plan

Total floor area 103.4 sq.m. (1,114 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.