

Grove Road,
Ventnor,
Isle Of Wight.
PO38 1TH

237,500



- Semi detached house
- Two bedrooms
- Elevated position
- Roof top views of town centre
- Sea Views
- Parking
- Low maintenance garden
- Perfect holiday home or let
- Buy to let investment



Ref: PRA11754

Viewing Instructions: Strictly By Appointment Only

General Description

A semi detached modern style house set in an elevated position, enjoying roof top views across the town centre and towards the sea. The accommodation comprises a lounge, kitchen, two bedrooms and a separate WC.

Accommodation

Entrance Hall

Half glazed UPVC double glazed door into Entrance Hall, stairs to first floor, radiator.

Lounge (12' 09" x 10' 03") or (3.89m x 3.12m)

UPVC double glazed bay window to front with sea views over roof tops, radiator, laminate floor, under stairs storage.

Kitchen (8' 09" x 10' 02") or (2.67m x 3.10m)

Modern range of wall and base units with roll top work surfaces, fitted double oven and grill, inset four ring gas hob with concealed extractor over, inset stainless steel one and a half bowl sink unit, radiator, integrated dishwasher, half glazed double glazed door to garden.

Cloakroom

Low level WC, wash basin, plumbing for washing machine, wall mounted gas combination boiler.

First Floor

Landing, access to loft space.

Bedroom 1 (12' 02" x 13' 08"Max Max) or (3.71m x 4.17m Max)

Bright and airy double room with UPVC double glazed bay window with roof top views of the town centre and to the sea and beyond, radiator.

Bedroom 2 (9' 04" x 7' 0") or (2.84m x 2.13m)

Double glazed window to rear, radiator.

Bathroom

Fully tiled with panelled bath with mixer taps and shower attachment over, low level WC, pedestal basin, heated towel rail.

Outside

Small terraced private garden with steps to seating area and top level. Gated access to the side and front.

Services

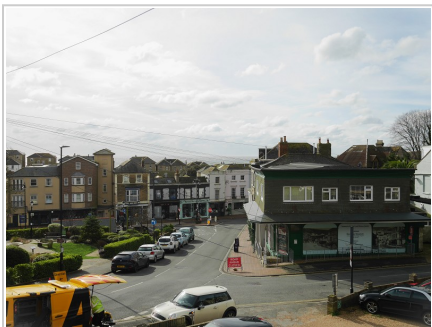
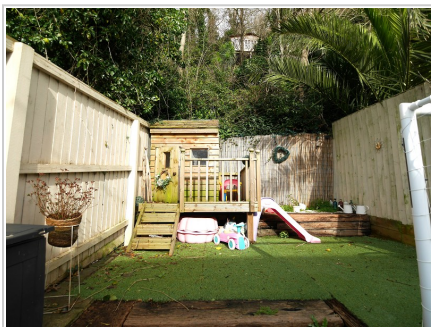
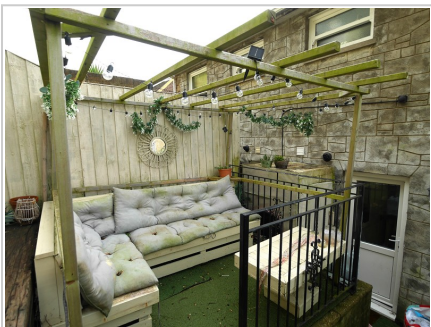
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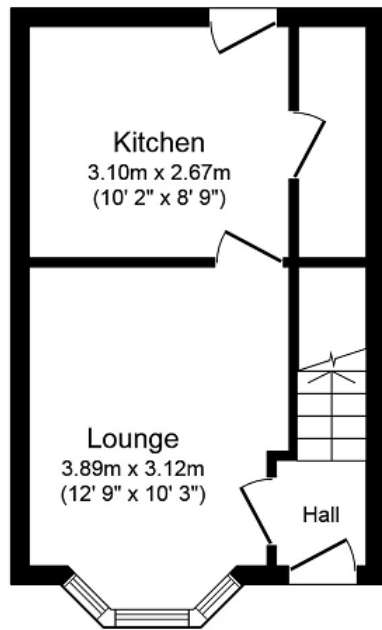
Tenure

We are informed that the tenure is Not Specified

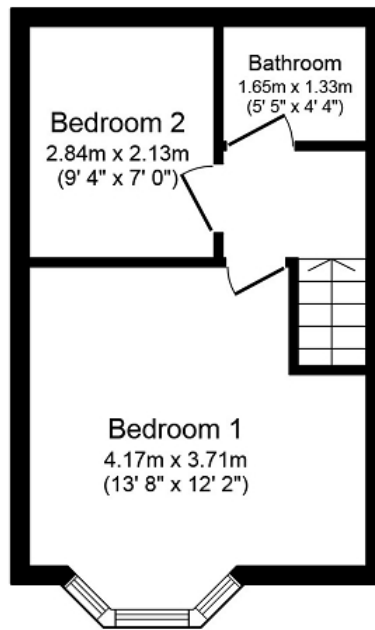
Council Tax

Band Not Specified





Ground Floor



First Floor

Total floor area 49.8 sq.m. (536 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.