



**Middle Cottage,  
West Street,  
Brading, Isle of Wight,  
PO36 0DW**

**Guide Price £120,000**



An extremely RARE OPPORTUNITY to purchase a 'Grade Two' listed THATCHED COTTAGE. The aptly named 'Middle Cottage' is a mid terrace property and is absolutely perfect for someone wanting to purchase their 'dream, quaint cottage'. One of the main benefits of purchasing this home is having the opportunity to 'make your own mark' as considerable modernisation is required, but the end result will surely justify the means. The cottage also offers 2 bedroom accommodation with a large, if narrow rear garden that also enhances the appeal. Situated parallel to the High Street within a few minutes walk of the town centre which offers pubs, a restaurant, cafe's and a local convenience store.

**2 Bedrooms**

**Thatched Cottage**

**Grade 2 Listed**

**In Need of Modernisation**

**Rare Opportunity**

**Plenty of Potential**

**Large Garden**

**CHAIN FREE**



## ACCOMMODATION

**Front Sitting Room** 14' 2" x 10' 10" + recess (4.31m x 3.30m)

access via original front door. With tiled fireplace and fitted gas fire, understairs cupboard, window to front, staircase to 1st floor, latch door to:

**Kitchen** 9' 1" x 7' 8" (2.77m x 2.34m)

with single drainer stainless steel sink unit, worktops with cupboard under, wall cupboard, gas multi point hot water heater, gas cooker point, window to rear, latch door to garden.

**First Floor Landing**

with stairs to top floor.

**Bedroom 1** 12' 0" x 8' 3" (3.65m x 2.51m)

with window to front, built-in wardrobe.

**Bathroom**

with green coloured suite comprising panelled bath, pedestal wash basin, low flush wc, heated towel rail, window to rear.

**Top Floor**

**Bedroom 2** 13' 1" (max) x 8' 3" (3.98m x 2.51m)

with window to side

**Outside**

Long, narrow rear garden pretty much in natural state. Store/Workshop.

**Services**

Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

Band C - Please contact The Isle of Wight Council on 01983 823901.

**Agents Notes**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



### Ground Floor



### First Floor



### Second Floor

