



**Wilberforce Road,  
Brighstone, Isle of Wight, PO30**

**£210,000**



**Quiet Cul-de-sac Position**

**2 Bedrooms plus Study**

**Oil Central Heating**

**Double glazing**

**Driveway Parking and Garage**

**Open Aspect to the front**

**Some Updating Needed**

**CHAIN FREE**

Located in a QUIET cul-de-sac position in the popular village of Brighstone just a few hundred meters from the village centre lies this attractive DETACHED bungalow. The property has been well maintained by its owners but could benefit from a little updating now, which will give a new owner the opportunity to tailor the bungalow to their exact style and requirements, the property already features upvc double glazing and central heating throughout, it comprises of two bedrooms with a third bedroom/study. The lounge is located at the rear of the property with a large picture window and door to the garden. The gardens are low maintenance being mostly laid to lawn, the property also has an open aspect at the front. Brighstone village has numerous amenities including a local pub, primary school, church, general store, newsagents, community centre, hairdressers, village hall and is served by a main bus route through to Newport. The property is ideal for those thinking of retirement or possibly a quiet holiday retreat. We would urge an internal viewing please call 01983 754455 to make an appointment.







Double glazed door to:

### Entrance Hall

Radiator, storage cupboard including meters, airing cupboard with shelving housing pre-lagged copper cylinder and fitted immersion heater.

### Living Room 16' 0" x 11' 0" + recess (4.87m x 3.35m)

Large picture window to rear garden, radiator, double glazed door to rear garden, TV point, brick fireplace.

### Kitchen 11' 0" x 8' 6" (3.35m x 2.59m)

Two double glazed windows to the side and rear and double glazed door to garden. Range of wood fronted base and wall mounted units with larder unit and work surfaces over, inset 1 and 1/2 bowl sink unit with mixer tap, electric cooker point with extractor hood over, double radiator, plumbing for washing machine, space for fridge freezer, oil central heating boiler for radiators and hot water.

### Bathroom

Champagne suite comprising panel bath with shower screen and electric shower over, low level wc, vanity wash basin with cupboard under, double radiator, double glazed window, access to loft.

### Bedroom 1 11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to front garden with open aspect down the road, radiator.

### Bedroom 2 12' 0" x 8' 10" (3.65m x 2.69m)

Double glazed window to front with open aspect, double radiator.

### Bedroom 3/Study 7' 2" x 6' 7" (2.18m x 2.01m)

Double radiator, double glazed window to front.

### Gardens

The front gardens are laid to lawn with shrubs and side access.

Fully enclosed rear garden laid to lawn with trees and bushes a shed and a lovely magnolia tree.

### Garage

With electric roller door, power and light and parking in the driveway.

### Viewings

Please direct your enquiries to the Vendors' SOLE AGENTS – The Wright Estate Agency – Tennyson Court, Avenue Road, Freshwater, Isle of Wight, PO40 9UU – Telephone: 01983 754455

### Collect 2 View

If you live in PO40 or PO39 postcode areas don't forget our 'Collect 2 View' service. We will collect you from your home and drive you to view our properties then take you back home again. A complete door to door service!

### Services

Unconfirmed electric, telephone, mains water and drainage.

### Council Tax

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

### Agent 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



TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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