

Sandown, Isle of Wight



- **2 Bedroom Period Cottage**
- **2 Shower Rooms and 1 Bathroom**
- **Garden or potential parking option**
- **Close to town and beach**
- **Ideal first buy, second home or BTL investment**



About the property

A charming end of terraced property in the heart of Sandown, this characterful two bedroom home is full of period features, superbly located and offers more than you would initially think from the kerb! Perfect for first time buyers, buy to let investors, second home owners or even those looking to downsize!

Within a few short steps, the future owner can be amongst the shops, bars and cafes of Sandown High Street or on the golden sandy beaches of the Esplanade, with plenty of entertainment for the family.

Stepping inside, you are greeted by a warm and welcoming home with two reception rooms, a conservatory and kitchen on the ground floor. The lounge is a large 16ft plus room, which offers plenty of light and airy living space, even enough to accommodate an upright grand piano! The first floor consists of two double bedrooms both of a very good size and suitably complimented by both an en-suite shower and a separate bathroom too! The home is warmed by gas central heating.

Outside, the property has a small courtyard area which is well kept and full of plants that the owner maintains. There is an alternative option for those needing parking, albeit you would lose the garden space, the property actually offers a dropped kerb which could facilitate a vehicle.

Council Tax Band B

Accommodation

GROUND FLOOR

Entrance Hall

Lounge 16'3 x 13'2

Dining Room 13'5 x 10'2

Kitchen 13'3 x 6'11

Conservatory/Garden Room 7' x 6'8

Shower Room

FIRST FLOOR

Landing

Bedroom 1 16'3 x 13'3

Bedroom 2 10'1 x 10'

En-suite Shower

Bathroom

OUTSIDE

Garden

Potential for Parking (Subject to planning)

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			