



Grove Road | | Ventnor | PO38 1TP

Offers Over £370,000





# Grove Road | Ventnor | PO38 1TP Offers Over £370,000

Nestled on the charming Grove Road in Ventnor, this delightful modern detached cottage offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining.

The cottage features two bathrooms, ensuring convenience for all occupants. The modern design enhances the overall appeal, making it a welcoming retreat. Outside, there is parking available for one vehicle, adding to the practicality of this lovely home.

Ventnor is known for its picturesque surroundings and vibrant community, making this property an excellent choice for those looking to enjoy the best of coastal living. With its modern amenities and charming character, this cottage is a wonderful opportunity for anyone seeking a new home in this beautiful area.

- CHAIN FREE
- DETACHED HOUSE
- CLOSE TO LOCAL SCHOOLS, SHOPS AND BEACHES
- 3 DOUBLE BEDROOMS
- OFF ROAD PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- Modern detached cottage
- Two spacious reception rooms
- Lovely garden for relaxation
- Located on Grove Road

## Hallway

## Bedroom 1

8'10" x 7'3" (2.69 x 2.21)

## W/C

3'11" x 4'7" (1.19 x 1.40)

## Living area

15'9" x 9'6" (4.80 x 2.90)

## Kitchen

8'10" x 10'10" (2.69 x 3.30)

## Bedroom 2

15'9" x 9'6" (4.80 x 2.90)

## Shower Room

## Bedroom 3

8'6" x 10'10" (2.59 x 3.30)

## Bathroom

0'0" x 4'11" (0.00 0.00 x 1.50)



### My New Project

TOTAL AREA: 98.02 m² • LIVING AREA: 84.63 m² • FLOORS: 1 • ROOMS: 12



#### ▼ Ground Floor

TOTAL AREA: 98.02 m² • LIVING AREA: 84.63 m² • ROOMS: 12



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0 2 4 6m  
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### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   | 70                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band C  
EPC Rating C

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