



West Street | Wroxall | Ventnor | PO38 3BS

**Asking Price £280,000**





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Ventnor | PO38 3BS  
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Offered CHAIN FREE!! Is this Beautifully presented chalet bungalow which is located in the popular village of Wroxall, within walking distance to local shops, bus routes and countryside walks. The chalet bungalow consists of a spacious living room, modern kitchen, utility room, downstairs WC, three bedrooms and a modern family shower room. Outside offers an easily maintained garden and patio area with side access. Other benefits of the property includes a driveway for two vehicles, gas central heating & double glazing. This is a must see!!

- 3 BEDROOMS
- DRIVEWAY
- UTILITY ROOM
- SEMI-DETACHED CHALET BUNGALOW
- STUNNING VIEWS
- GAS CENTRAL HEATING & DOUBLE GLAZING

Living Room  
15'5" x 17'0" (4.70 x 5.18)

Kitchen  
12'6" x 10'9" (3.81 x 3.28)

Utility room  
8'7" x 5'11" (2.62 x 1.80)

WC

Landing

Bedroom 1  
12'2" x 16'10" (3.71 x 5.13)

Bedroom 2  
12'10" x 9'10" (3.91 x 3.00)

Bedroom 3  
12'10" x 8'11" (3.91 x 2.72 (3.92 x 2.73))



#### Project 36

2 Gembrooke cottages  
TOTAL AREA: 89.15 m² • LIVING AREA: 89.15 m² • FLOORS: 2 • ROOMS: 10



#### ▼ Ground Floor

TOTAL AREA: 43.53 m² • LIVING AREA: 43.53 m² • ROOMS: 5



#### ▼ 1st Floor

TOTAL AREA: 45.62 m² • LIVING AREA: 45.62 m² • ROOMS: 5



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band **C**  
EPC Rating **B**

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