

## Brading, Sandown, Isle of Wight



- **3 Bedroom detached home**
- **Large rear garden with views**
- **Driveway parking**
- **Quiet country lane position**
- **Walking distance of the village**



## About the property

Set within a quiet country lane, yet only a short stroll into the Brading Village, this three bedroom detached family home comes to the market with a surprisingly large garden and plenty of potential.

A popular road with easy access to the shops, pubs and local amenities of the village with schools, transport links and lots more in close proximity. The property also provides some wonderful walks close by too, including that of the Brading Marshes (an RSPB Spot) and the Brading Downs.

Driveway parking to the front, the property offers side access with a garage at the rear, now utilised as a workshop and storage. The garden to the rear is impressive and quite surprising, a large space with lots of potential, the ability to create it as you wish is clear to see.

Internally the property is bright and airy, with two reception rooms on the ground floor and a kitchen with a utility room too. There are three bedrooms on the first floor, complimented by a family bathroom.

Local Authority - Isle of Wight Council  
Council Tax Band D  
Tenure - Freehold

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge 14'7 x 12'9 into bay

Dining room 11'9 x 11'4

Kitchen 14'4 x 7'5

Utility

### FIRST FLOOR

Landing

Bedroom 1 13'8 x 10'0

Bedroom 2 10'6 x 9'8

Bedroom 3 10'6 x 6'5

Bathroom

WC

### OUTSIDE

Driveway parking

Side Access

Garage/Workshop

Large Rear Garden

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

## CONTACT US

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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](http://triggiov.co.uk)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			