



£215,000

3 MARLBOROUGH TERRACE, MARLBOROUGH ROAD, VENTNOR, ISLE OF WIGHT, PO38 1TF

Hose
Rhodes
Dickson





£215,000

3 MARLBOROUGH TERRACE, MARLBOROUGH ROAD, VENTNOR, ISLE OF WIGHT, PO38 1TF

- Modern Town House
- Three Bedrooms
- Patio Garden
- Two Bathrooms
- Gas CH & UPVC DG
- Close To Amenities & Seafront

Completed in 2016 and benefitting from the remainder of a NHBC warranty, this modern town house occupies a convenient location close to the amenities of the town and within walking distance of Ventnor's lovely beach. The accommodation comprises three bedrooms, and two bathrooms as well as a patio garden to the rear. The property would make an ideal full time home or a lock up and leave holiday home. Available Chain Free.

PORCH

ENTRANCE HALL Electric consumer unit. With stairs to garden floor and first floor.

BEDROOM 3 9' 0" x 6' 8" (2.74m x 2.03m) Window to the front.

BATHROOM Fully tiled walls. Bath with mixer taps and shower head attachment, low level WC and pedestal wash hand basin.

BEDROOM 2 10' 7" max x 11' 11" (3.23m x 3.63m)
A double room. Window to the rear.

GARDEN FLOOR

TELEVISION ROOM 17' 6" x 9' 3" max (5.33m x 2.82m)
Originally designed as an utility room but currently used as

a television room. Cupboard housing Glow Worm gas fired boiler. Under stairs cupboard. Sliding patio doors to the rear.

FIRST FLOOR LANDING Under stairs cupboard.

KITCHEN 8' 6" x 11' 10" (2.59m x 3.61m) Fitted with a range of wall and base cupboard units (with soft closure doors and drawers) with work surfaces over and tiled surrounds. Stainless steel bowl and a quarter sink unit. Built in halogen hob top with extractor hood oven and oven below. Space and points for fridge freezer and washing machine or dishwasher. Window to the rear.

LOUNGE/DINER 12' 9" into bay x 12' 7" (3.89m x 3.84m)
Space for table and chairs. Box window to the front.

SECOND FLOOR LANDING Loft access.

SHOWER ROOM Fully tiled walls. Bath, shower cubicle, wash hand basin and low level WC. Window to the rear.

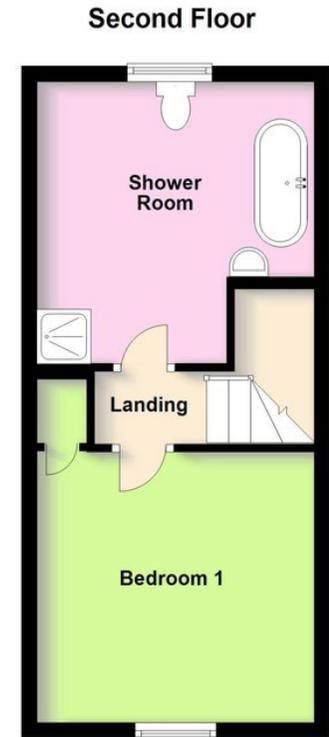
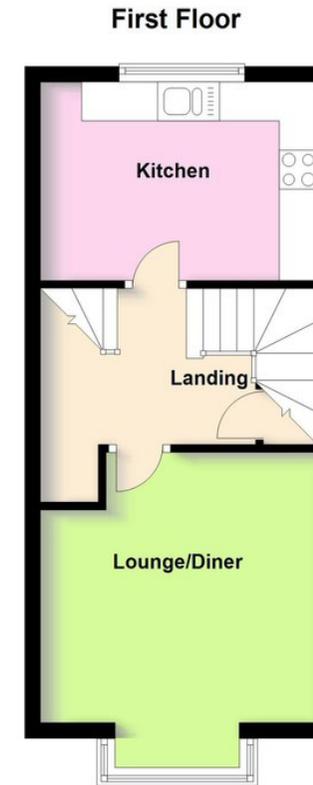
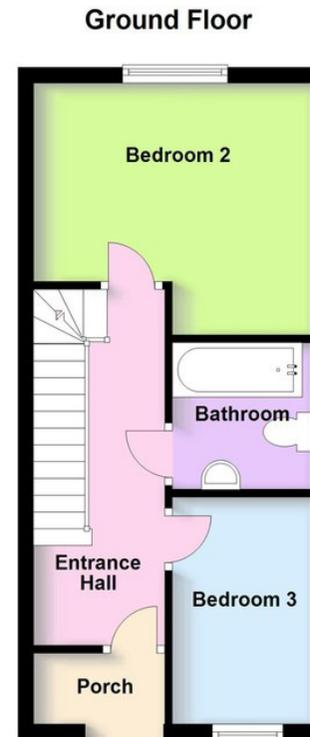
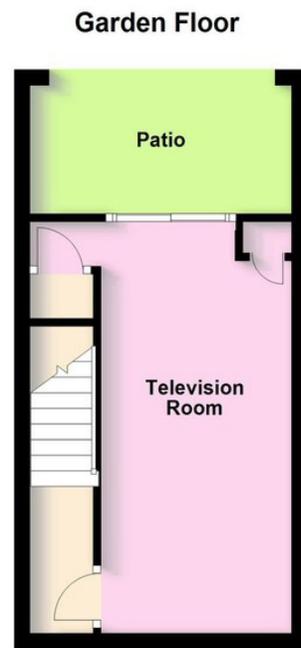
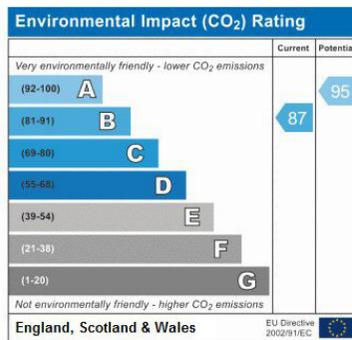
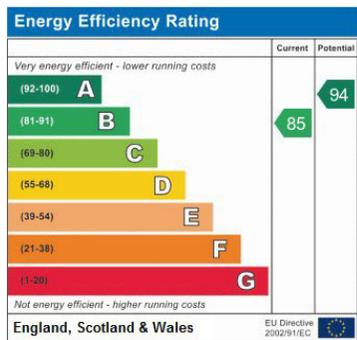
BEDROOM 1 10' 8" x 12' 8" (3.25m x 3.86m) Recessed wardrobe. Window to the front enjoying views of St. Boniface Down.

HEATING Gas fired central heating via the Glow Worm boiler situated in the Television Room.

OUTSIDE To the rear of the property there is a small patio area and a further gravelled area of garden.

Council Tax Band: C





Where to find the property

3 Marlborough Terrace, Marlborough Road, Ventnor, Isle of Wight, PO38 1TF



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ventnor office to arrange a viewing

01983 855525 or email ventnor@hrdiw.co.uk

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