

**Offers Over
£120,000 Freehold**

Clatterford Road, Carisbrooke, Isle of Wight, PO30 1PA



- **2 bedrooms**
- **2 reception rooms**
- **Chain free**
- **Rear garden & castle views**
- **Ideal first home or investment**



Call 01983-525710 to view this home, or visit www.trigg-iow.co.uk for more details.

About the property

This charming and characterful cottage is tucked away in the most peaceful of settings and is the ideal place to come home to after a busy and stressful day at work. Internally, the cottage comprises two generously sized bedrooms and modern shower room on the first floor, whilst the ground floor houses the sunny lounge, dining room and galley style kitchen.

Outside, there is a rear garden to sit out in and enjoy when the weather permits, as well as a handy outside WC. The property is offered to the market 'chain free' and is a great first home, buy to let opportunity, holiday home or a brilliant property for those looking to downsize.

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>

CONTACT US

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Accommodation

FIRST FLOOR

Entrance hall

Lounge 10'6 x 10'

Dining room 11' x 10'

Kitchen 10' x 5'1

FIRST FLOOR

Landing

Bedroom 1 11'1 x 9'7

Bedroom 2 10'11 x 10'

Shower room

OUTSIDE

Rear garden

Outside WC

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiow.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 