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wright
estate agency



- Detached Bungalow
- Ample Off Road Parking
- Quiet Cul-de-Sac Location
- 2 Double Bedrooms
- Enclosed Rear Garden
- Short Walk to Local Shop & Bus Stops
- Conservatory
- CHAIN FREE
- Viewings Welcome

1 Manor Crescent, Rookley, PO38 3NS

£265,000

This detached bungalow is located in the village of Rookley. The local convenience store and bus stops providing a regular service into Newport are all within easy walking distance. Rookley is centrally located, and ideally placed for easy access to many of the Island's amenities, including popular seaside resorts, mainland ferry links, and many miles of beautiful countryside to explore.

The well-proportioned accommodation comprises 2 double bedrooms, lounge, kitchen/diner, conservatory, and wet room. Additionally, the property benefits from 2 driveways providing ample off road parking and access to the garage (partially converted to provide a utility room). The enclosed rear and side gardens are laid mainly to lawn and enjoys a good degree of privacy and seclusion.

The popular village location and easy access to both local amenities and the Island's principle town of Newport makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in a convenient village setting. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE detached bungalow has to offer!



Accommodation

Entrance Hall

Lounge

14'9 x 11'11 (4.50m x 3.63m)

Kitchen/Diner

14'10 x 10'9 max (4.52m x 3.28m max)

Conservatory

10'2 x 9'11 (3.10m x 3.02m)

Bedroom 1

11'10 x 11'10 (3.61m x 3.61m)

Bedroom 2

11'10 x 8'11 (3.61m x 2.72m)

Wet Room

7'11 x 5'6 (2.41m x 1.68m)

Outside

To the front of the bungalow the garden is laid to lawn. There is a driveway providing off road parking and access to the garage, with an additional parking area providing extra off road parking. The enclosed rear and side gardens are laid mainly to lawn with a pond, shed and greenhouse.



Services

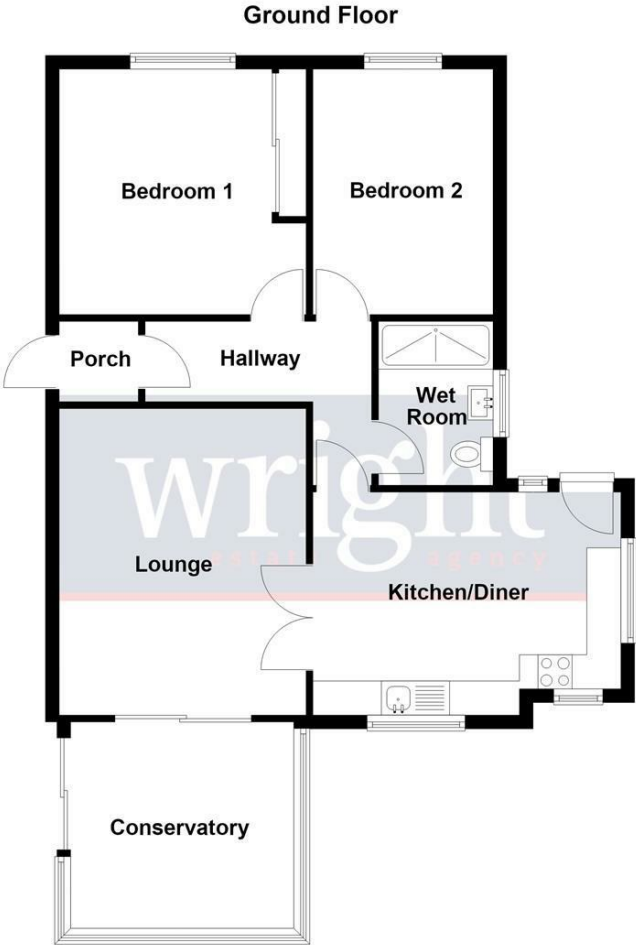
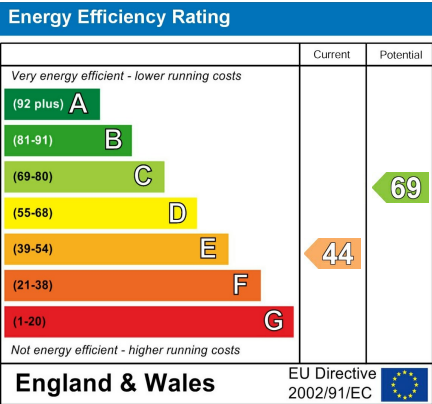
Unconfirmed: electric, telephone, mains water and drainage.

Council Tax

Council Tax Band C - Please contact The Isle of Wight Council on 01983 823901.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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PROTECTED



Viewing: Date Time