



GREBE CLOSE, OIRO £625,000, FREEHOLD COUNCIL TAX BAND- D , EPC-C

THIS TWO/THREE BEDROOM DETACHED BUNGALOW HAS BEEN COMPLETELY MODERNISED UP TO A HIGH STANDARD. IT IS SITUATED IN THE HEART OF MILFORD ON SEA, WALKING DISTANCE TO THE VILLAGE AND ALL ITS' AMENITIES. THIS PROPERTY OFFERS MAGNIFICENT VIEWS AT THE REAR, WHICH IS ELEVATED WITH NEWLY LAID PATIO GARDEN OVERLOOKING STURT POND AND THE ISLE OF WIGHT, OFFERING AN ABUNDANCE OF WILDLIFE. IT HAS A GARAGE AND PARKING.



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Approach:

Courtesy lights obscure double glazed front door with matching side screen provides access to the:

Entrance Hallway:

Covered and smooth plastered ceiling with ceiling, lights and smoke alarm, single radiator laminate flooring doors off to both sitting room and the:

Kitchen:

Roll edged work surface in part to 3 walls with a range of base and drawer units below with further matching wall mounted units over single bowl stainless steel sink and drainer unit with mono taps above, space and plumbing below for washing machine, space for upright fridge freezer, integrally fitted Neff electric oven with Lamona four and hob oven. Fitted extractor fan and light above, single radiator, double glazed window to the side with adjacent obscure double glazed door giving access to the side front and rear of the property. Part tiled walls and power points.

Sitting Room:

Coved and smooth, plastered ceiling with inset spotlights and smoke alarm, double glazed windows to the front double radiator, telephone points and power points. Door to:

Hallway:

Plastered ceiling with ceiling spotlights and inset loft hatch, giving access to the roof space and storage area, single door built-in airing cupboard housing the Baxi gas heating and hot water. Boiler doors off to all other accommodation including door to:

Bedroom One:

Smooth plastered ceiling with inset spotlights, double glazed sliding patio doors, giving access out onto the rear garden with uninterrupted views out to Sturt Pond and the Isle of Wight, single radiator and power points.

Bedroom Two:

Plastered ceiling with inset spotlights, double glazed window to the rear, single radiator and power points.

Family Shower Room:

Double glazed window to the side matching suite comprising of low-level WC with concealed cistern vanity wash hand basin with mono taps over and fitted double cupboard below. Walk-in shower cubicle with both handheld and fixed showerhead fitted double cabinet ceramic tiled flooring with further tiling to all visible wall space.

Outside:

In the front of the property is accessed via a concrete driveway which provides off-road parking for a number of cars. The front garden is enclosed in part by timber fencing and hedging. There is a patio path leads across the front of the property down the side into the rear garden. The remainder of the front has been laid to lawn with a central circular patio area and this is surrounded by earth dug borders, containing an array of mature shrubs and bushes.

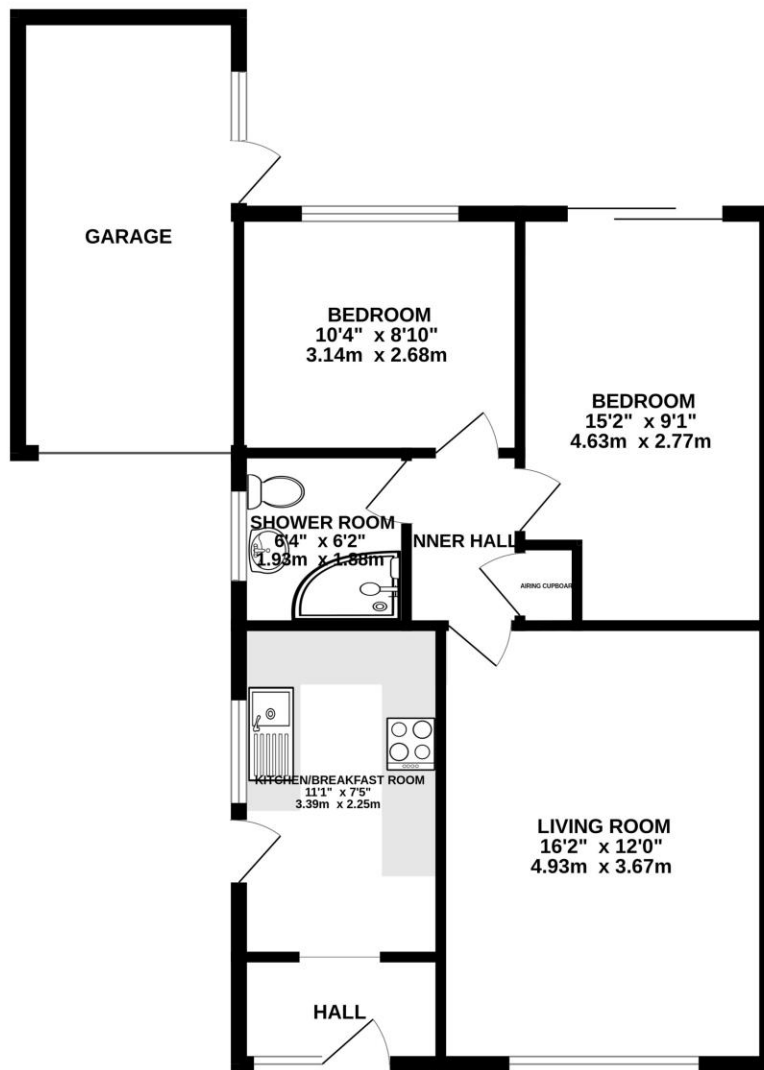
Rear garden:

This is a particular feature of the property and has

stunning views out towards the Isle of Wight and over Sturt Pond. It has been professionally landscaped and is enclosed to both sides by timber fencing with a mature hedge at the rear. The garden has been laid mainly to patio with a newly fitted raised patio/sundeck to the back of the property at the steps down onto a further patio area with brick built raised flower beds, housing an array of mature shrubs and bushes.



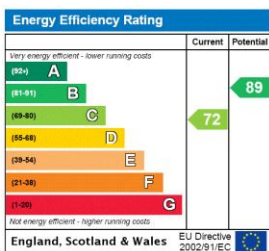
GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Property Ref: MOS230121

Water supply: Southern Water

Heating: Baxi boiler

Broadband: For Supplier and Speed we refer to Ofcom.

Coastal Erosion Management in your area- Gov.uk

Shown were correct at the time of printing.

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