shanklin@wright-iw.co.uk

wright estate agency



- Charming Semi-Detached Home
- 2 Bedrooms
- 2 Reception Rooms
- Modern Kitchen
- Low Maintenance Garden
- Driveway Parking
- Close to Local Amenities
- Ideal First Time Buyer Home
- Viewings Welcome

153 Sandown Road, Shanklin, PO37 6HY

£225,000

This charming semi-detached house is conveniently located on the outskirts of Shanklin, and within walking distance of the town centre, the local train station providing direct ferry connections to the mainland, and the seafront with miles of sandy beaches and coastal walks to explore.

The generously-proportioned accommodation comprises a lounge, separate dining room, modern kitchen and cloakroom on the ground floor, with 2 bedrooms and the shower room on the first floor. Additionally, the property benefits from driveway parking and a low maintenance rear garden.

The very convenient location, well presented accommodation, parking and low maintenance garden makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic semi-detached home has to offer!







Accommodation

Entrance Hall

Lounge
12'9 x 10'10 plus bay window (3.89m x 3.30m plus bay window)

Dining Room
12'10 x 10'7 (3.91m x 3.23m)

W.C

Kitchen
14'5 x 7'10 max (4.39m x 2.39m max)

First Floor Landing

Bedroom 1
12'10 x 11' plus bay window (3.91m x 3.35m plus bay window)

Bedroom 2
10'11 max x 8'6 max (3.33m max x 2.59m max)

Shower Room
8'9 x 7'9 (2.67m x 2.36m)

Outside
To the front of the property the driveway provides off road parking. Gated side access leads to the enclosed rear garden, which has been hard landscaped for ease of maintenance.





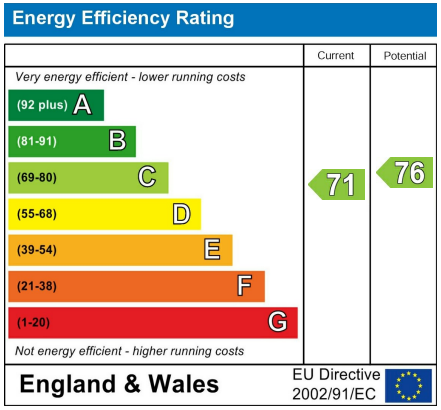


Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fitments, 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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The Property Ombudsman

Viewing: Date ..... Time .....