



- Detached House
- Ideal Family Home
- Popular Coastal Town Location

- 3 Bedrooms & 2 Reception Rooms
- Garage (Converted into Home Gym)
- Potential Off Road Parking (subject to the relevant planning permission)

- CHAIN FREE
- Short Walk to Town Centre & Local Train Station
- Viewings Welcome

5 Green Lane, Shanklin, PO37 7JH

£320,000

This charming detached house in the popular seaside town of Shanklin is conveniently located within easy walking distance of the nearby town centre with a variety of useful amenities on offer, the local train station with direct ferry connections to the mainland, and the beautiful seafront with miles of sandy beaches and coastal walks to explore.

The well-proportioned accommodation comprises a lounge, separate dining room, and kitchen on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from enclosed gardens, a garage which has been converted into a home gym, and potential off road parking (subject to the relevant planning permission).

The popular coastal location, family-friendly accommodation, and easy access to many local amenities makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most sought after coastal settings. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



Accommodation

Porch

Entrance Hall

Lounge

13'7 x 12'2 (4.14m x 3.71m)

Dining Room

15'2 into bay x 9'7 (4.62m into bay x 2.92m)

Kitchen

15'6 x 6'7 (4.72m x 2.01m)

First Floor Landing

Bedroom 1

12'5 x 9'10 (3.78m x 3.00m)

Bedroom 2

12'2 x 8'10 (3.71m x 2.69m)

Bedroom 3

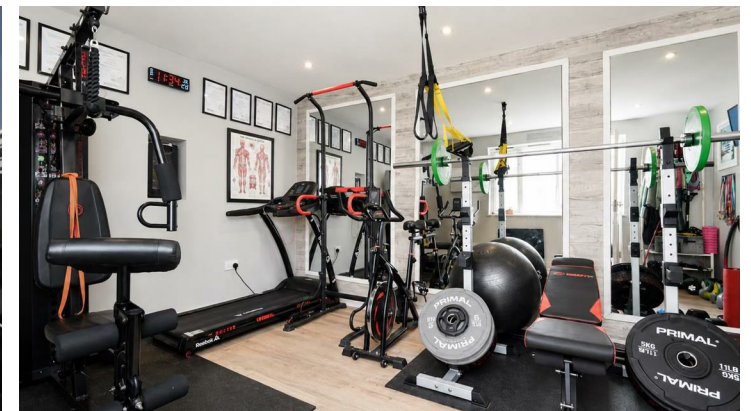
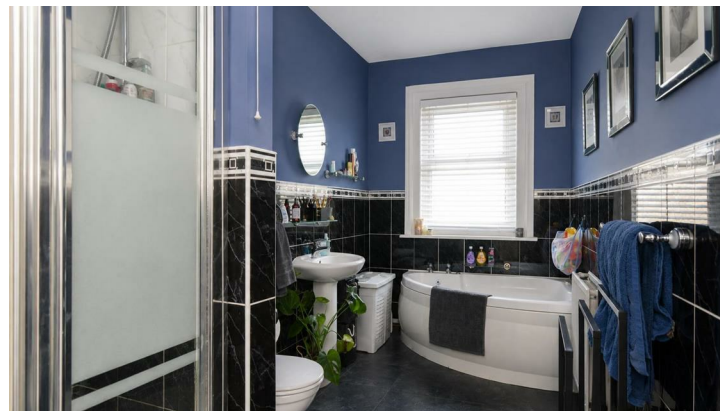
12'2 x 8' (3.71m x 2.44m)

Bathroom

12'2 x 6'4 (3.71m x 1.93m)

Outside

To the front and side of the property the garden is laid mainly to lawn. There is potential for off road parking, subject to the relevant planning permission. The garage has been converted into a home gym (15'3 x 9'8).



Services

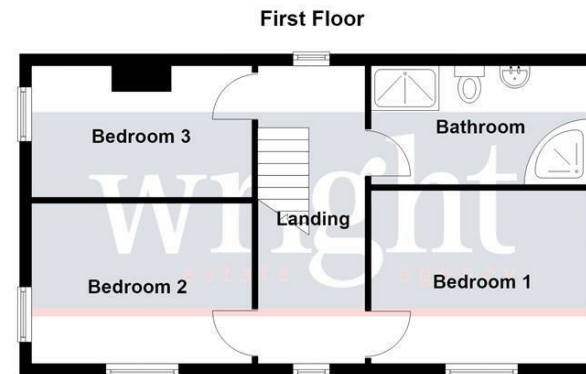
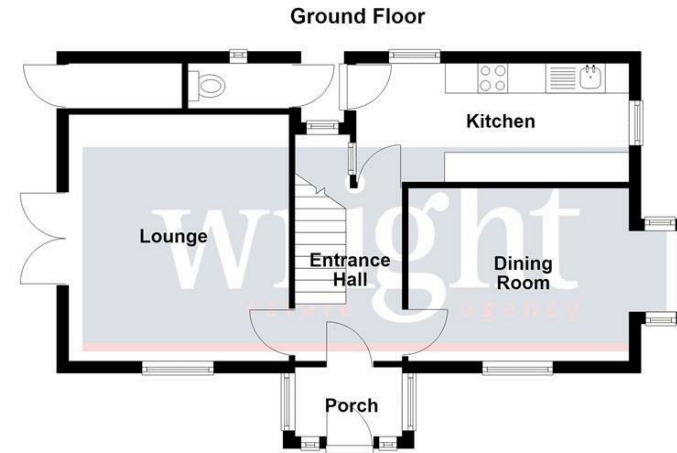
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band D - 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.



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

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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

Viewing: Date Time