

shanklin@wright-iw.co.uk

wright
estate agency



- Semi-Detached House
- Enclosed Rear Garden
- Close to Local Amenities
- 1 Double Bedroom
- CHAIN FREE
- Ideal First Time Buyer Home
- Driveway Parking
- Lounge with Bay Window & Separate Kitchen
- Viewings Welcome

1 Brook Close, Sandown, PO36 9PY

£169,950

This semi-detached house is located in a cut-de-sac of similar style homes, on the outskirts of Sandown. The nearby town centre provides access to range of useful amenities. The local train station provides direct ferry links to the mainland, and the seafront with it's miles of sandy beaches is only a short walk away.

The accommodation comprises a lounge and separate kitchen on the ground floor with a double bedroom and bathroom on the first floor. Additionally, the property benefits from driveway parking, lawned front and side gardens, and an enclosed rear garden accessed directly from the kitchen.

The convenient location, off road parking and private garden makes this an ideal first home for anyone looking to get on the property ladder in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic semi-detached home has to offer!



Accommodation

Lounge

13'1 into bay x 11'4 (3.99m into bay x 3.45m)

Kitchen

10'9 x 7'9 (3.28m x 2.36m)

First Floor Landing

Bedroom

11'1 x 10'9 (3.38m x 3.28m)

Bathroom

8' x 4'6 (2.44m x 1.37m)

Outside

To the front of the property there is a driveway providing off road parking. There is a lawned front and side garden. The enclosed rear garden is brick paved for ease of maintenance.



Services

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

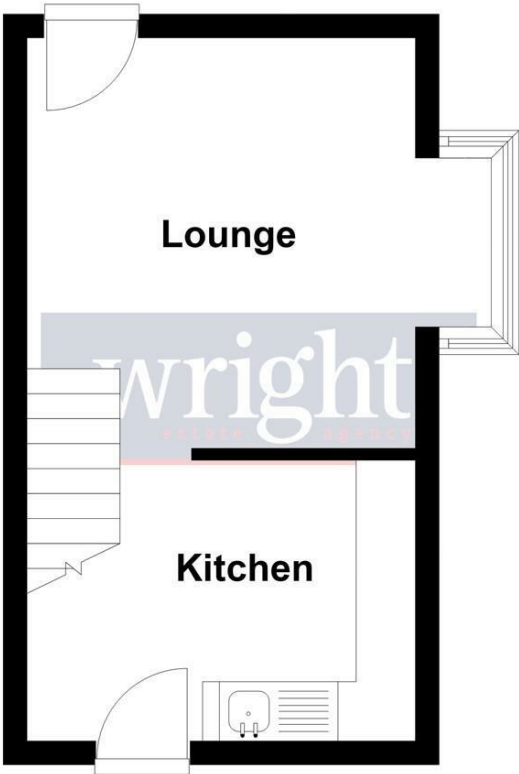
Council Tax

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

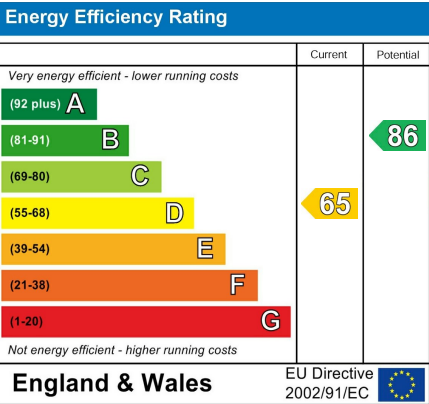
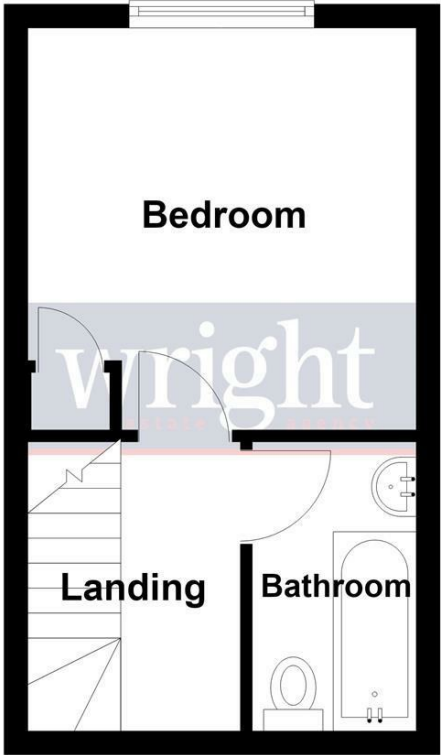
Agents Notes

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.

Ground Floor



First Floor



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