

shanklin@wright-iw.co.uk

wright  
estate agency



- Charming Semi-Detached Home
- Driveway Parking for 2 Cars
- CHAIN FREE

- 3 Double Bedrooms & 2 Reception Rooms
- Low Maintenance Rear Garden
- Ideal Full-Time or Holiday Home

- Family-Friendly Kitchen & Conservatory
- Located in the Heart of Shanklin Old Village
- Viewings Welcome

26 Grange Road, Shanklin, PO37 6NN

**£350,000**

Located in the famous Shanklin 'Old Village' this charming semi-detached home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed living areas are filled with natural light, creating a warm and inviting atmosphere.

The house boasts three double bedrooms, making it an ideal home for families or those seeking extra space. Each bedroom offers a peaceful retreat, perfect for unwinding after a long day. The first floor family bathroom is thoughtfully designed and complimented by two separate WCs, catering to the needs of modern living.

One of the standout features of this property is the covered driveway parking space for two cars, a rare find in many areas. This added convenience ensures that you will never have to worry about finding a parking spot after a busy day.

Located in the picturesque 'Old Village' setting, residents can enjoy the nearby amenities, including shops, schools, several popular eateries, and beautiful coastal walks. The area is known for its friendly community and stunning scenery, making it a wonderful place to call home.

In summary, this semi-detached home in Grange Road is a fantastic opportunity for anyone looking to settle in a vibrant and welcoming town. With its spacious living areas, ample bedroom space, and convenient driveway parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.



# Accommodation

## Entrance Hall

### Lounge

12'11 x 12' (3.94m x 3.66m)

### Dining Room

12' x 10'11 (3.66m x 3.33m)

### Kitchen

13'7 max x 9' max (4.14m max x 2.74m max)

### Cloakroom

### Conservatory

11'2 x 8'10 max (3.40m x 2.69m max)

## First Floor Landing

### Bedroom 1

12'10 x 12' (3.91m x 3.66m)

### Bedroom 2

12'1 x 11' (3.68m x 3.35m)

### Bedroom 3

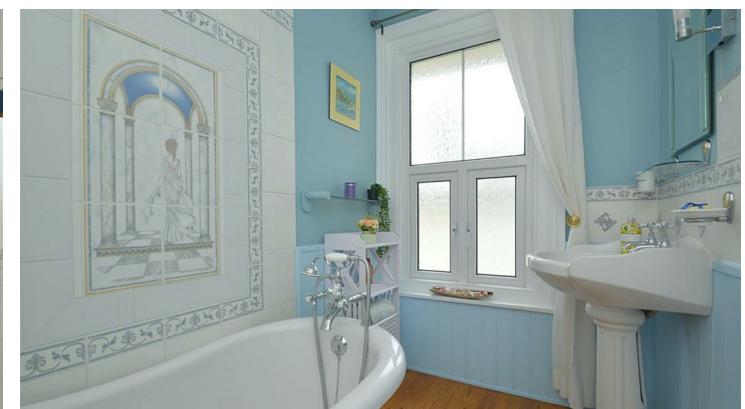
10'1 x 9' (3.07m x 2.74m)

## Bathroom

## Separate W.C

### Outside

To the front of the property the driveway and car port provide off road parking for 2 cars. Gated side access leads to the low maintenance garden, which is well placed to enjoy the sunshine throughout the day.



## Services

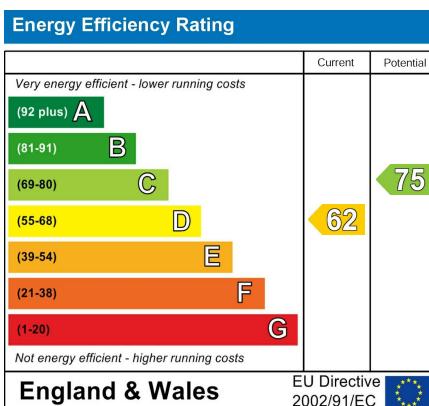
Unconfirmed: gas, electric, telephone, mains water and drainage.

## 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 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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF  
 Phone: 01983 866822  
 Email: shanklin@wright-iw.co.uk

<b>Viewing:</b>	Date .....	Time .....
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