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wright
estate agency



- Pair of 2-Bed Semi-Detached Houses
- Courtyard Gardens
- Tucked Away Location

- 95% Complete Conversion
- CHAIN FREE
- Ideal Investment Opportunity

- Allocated Parking for Each Property
- CASH BUYERS ONLY
- Viewings Welcome

1 & 2 Printer's Mews 6a Fitzroy Street, Sandown, Isle of Wight, PO36 8HZ

£250,000

Located in the charming seaside town of Sandown, this pair of semi-detached houses offer a unique opportunity for those seeking a buy to let investment in a coastal setting. The conversion of the properties is 95% complete, with services to be connected, and minor finishing touches required.

The properties are tucked away in a convenient location, just off Fitzroy Street, with the added benefit of allocated parking spaces and private courtyard gardens. The nearby town centre and seafront are both within easy walking distance.

The properties would make great buy to let investments or holiday lets with the convenient location, and easy access to the beach. A viewing is recommended to fully appreciate everything these fantastic CHAIN FREE properties have to offer!



Accommodation

1 PRINTER'S MEWS

Lounge/Kitchen Area

17'7 x 11'6 (5.36m x 3.51m)

Bathroom

6' x 5'8 (1.83m x 1.73m)

First Floor Landing

Bedroom 1

11'7 x 7'11 (3.53m x 2.41m)

Bedroom 2

8'4 x 6'3 (2.54m x 1.91m)

2 PRINTER'S MEWS

Lounge/Kitchen Area

23'7 max x 11'7 max (7.19m max x 3.53m max)

First Floor Landing

Bedroom 1

11'8 x 8' (3.56m x 2.44m)

Bedroom 2

10'1 max x 8'8 max (3.07m max x 2.64m max)

Shower Room

7' max x 4'11 max (2.13m max x 1.50m max)

Outside

Each property has a courtyard garden and an allocated parking space in the adjacent car park.



Services

Unconfirmed: electric, telephone, mains water and drainage.

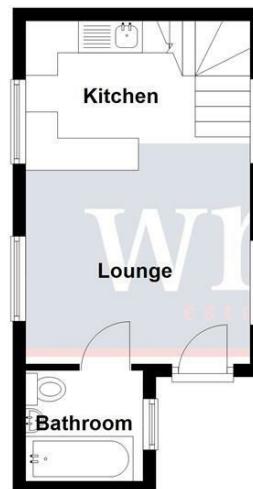
Council Tax

Please contact The Isle of Wight Council on 01983 823901.

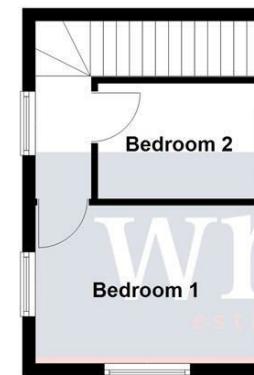
Agents Notes

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	92
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(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.

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 The Property Ombudsman

Viewing: Date Time