

shanklin@wright-iw.co.uk

**wright**  
estate agency



- Link-Detached Home
- Close to Local Amenities
- Ideal Family Home

- 3 Bedrooms
- Driveway & Garage
- Countryside Views

- Quiet Residential Location
- Enclosed Rear Garden
- Viewings Welcome

52 Silver Trees, Shanklin, PO37 7ND

**£305,000**

This link-detached home with fantastic views of the surrounding countryside is located in a quiet residential area on the outskirts of Shanklin. The nearby town centre provides access to a range of shops and supermarkets, the local train station with direct ferry connections to the mainland, and the seafront with miles of sandy beaches are all within easy reach.

The well-proportioned accommodation comprises an entrance lobby, cloakroom, good-sized lounge, separate dining area, and kitchen on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from driveway parking, a garage (with potential for conversion), and an enclosed rear garden.

The convenient residential setting, family-friendly accommodation, and easy access to local amenities in the nearby town centre makes this an ideal home for anyone looking to enjoy Island life in one of its most popular seaside locations. A viewing is recommended to appreciate everything this fantastic link-detached home has to offer!



## Accommodation

### Entrance Lobby

### Cloakroom

### Lounge

16'1 x 14'1 (4.90m x 4.29m)

### Kitchen/Dining Area

16'1 x 11'3 (4.90m x 3.43m)

### First Floor Landing

### Bedroom 1

12' x 9'10 (3.66m x 3.00m)

### Bedroom 2

11' x 8'3 (3.35m x 2.51m)

### Bedroom 3

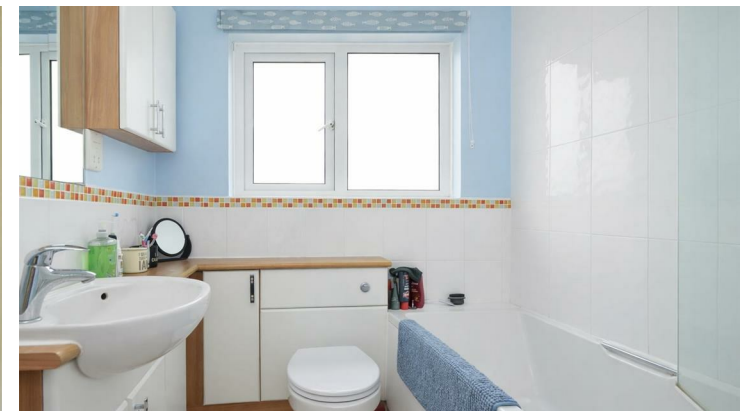
7'10 x 7'4 (2.39m x 2.24m)

### Bathroom

5'11 x 5'9 (1.80m x 1.75m)

### Outside

To the front of the property the driveway provides off road parking and access to the garage with an up and over door. The rear garden is laid mainly to lawn with a patio area.



**Services**

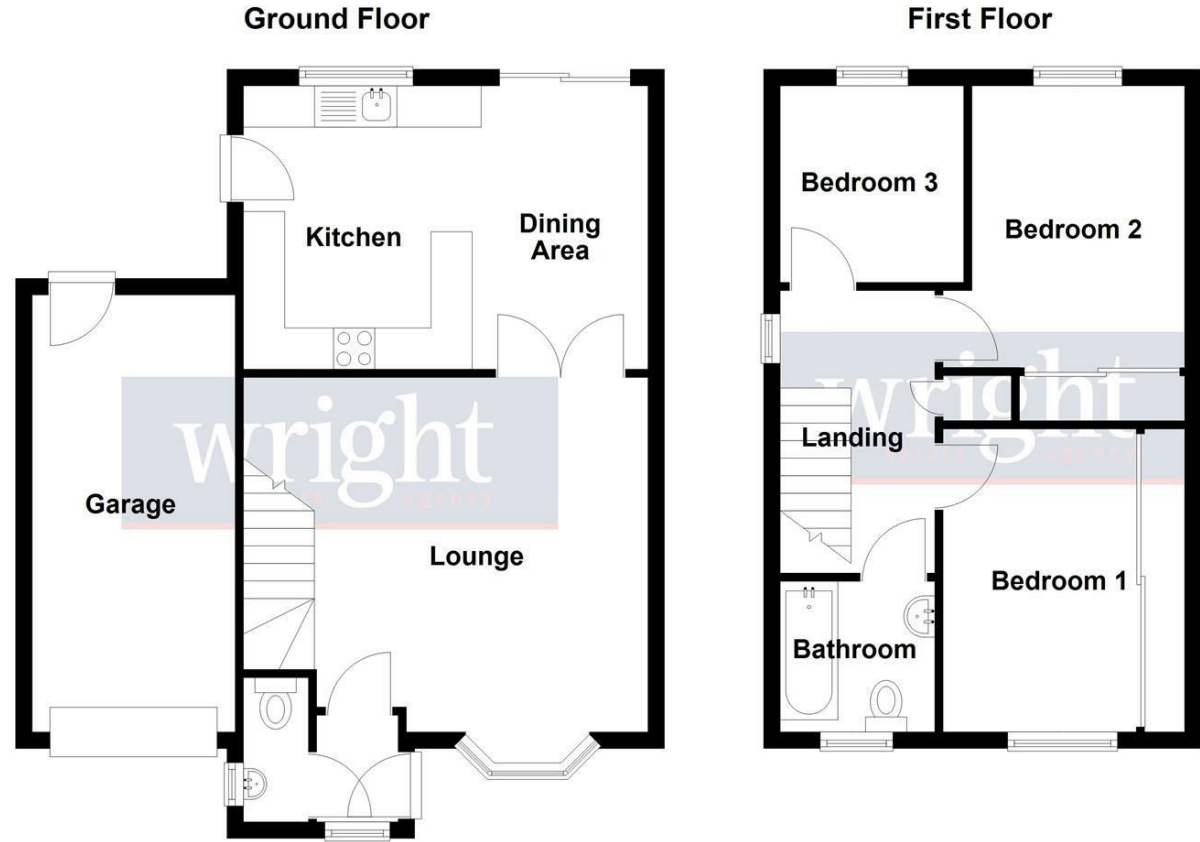
Unconfirmed: gas, electric, telephone, mains water and drainage.

**Council Tax**

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		71	77
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**

Date .....

Time .....