

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Terraced Cottage
- Double Glazing & Gas Central Heating
- Short Walk to Town & Beach
- 2 Double Bedrooms
- Low Maintenance Courtyard Garden
- Ideal Full-Time or Holiday Home
- Open-Plan Lounge/Dining Room
- Well-Presented Accommodation
- Viewings Welcome

48 Avenue Road, Sandown, Isle of Wight, PO36 8AZ

£195,000

This charming terraced cottage is conveniently located just a stone's throw from Sandown seafront, with miles of beautiful sandy beaches and coastal paths to explore. The town centre is within easy walking distance and provides access to a range of local shops. Bus stops with a regular service between Ryde and Shanklin are close by, and Sandown train station provides direct access to ferry links with the mainland.

The very well-presented accommodation comprises an open-plan lounge/dining room, kitchen, and shower room on the ground floor, with 2 double bedrooms with fitted storage on the first floor. Additionally, the property benefits from an enclosed courtyard garden accessed directly from the kitchen.

The easy access to many local amenities, well-proportioned accommodation, and the low maintenance courtyard garden makes this an equally suitable full-time or holiday home for anyone wanting to enjoy Island life by the sea in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this charming character cottage has to offer!



Accommodation

Porch

Lounge

13' x 10'11 (3.96m x 3.33m)

Dining Room

13' x 12'4 (3.96m x 3.76m)

Kitchen

11'2 x 8'6 max (3.40m x 2.59m max)

Utility

Shower Room

7'10 x 5'3 max (2.39m x 1.60m max)

First Floor Landing

Bedroom 1

12'11 x 10'10 (3.94m x 3.30m)

Bedroom 2

12'3 x 10'1 (3.73m x 3.07m)

Outside

To the front of the property the gated garden is ideal for bin storage. The enclosed courtyard garden has been hard landscaped for ease of maintenance.



Services

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

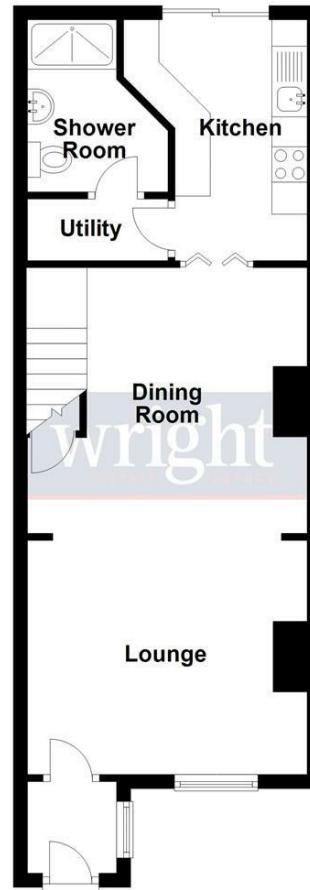
Council Tax

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

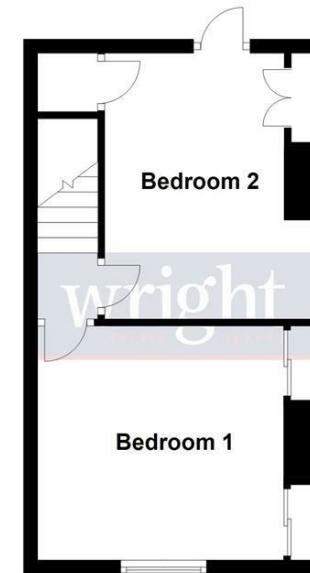
Agents Notes

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(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

Viewing:	Date	Time
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