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wright  
estate agency



- Superb Semi-Detached Home
- Separate Kitchen/Family Room
- Large Summerhouse/Home Office

- 3 Bedrooms
- Low Maintenance Rear Garden
- Walking Distance To The Shops & Beach

- Large Lounge/Diner
- Off Road Parking
- Ideal Family Home

5 Garfield Road, Shanklin, Isle of Wight, PO37 7LX

£335,000



This superb semi-detached house is conveniently located a short walk from the town centre offering access to a range of amenities, Shanklin train station with direct ferry links to the mainland and the seafront, which benefits from miles of sandy beaches and a variety of attractions and popular eateries to choose from.

The light and airy accommodation is arranged over 3 levels, with the lounge/diner and a separate WC on the ground floor, the large kitchen/family room on the lower ground floor level with access to the garden, and the 3 bedrooms and family bathroom on the first floor. Additionally, the property enjoys a good size rear garden with a large summerhouse, which could be an ideal home office, gym or 'man cave' and a driveway providing off road parking.

The very convenient location, flexible accommodation, off road parking and lovely garden makes this an ideal home for a family or anyone simply looking to enjoy life in one of the most popular seaside towns on the Island. A viewing is recommended to fully appreciate everything this truly fantastic property has to offer!





## Accommodation

### Entrance Hall

### Lounge/Dining Room

21'7 x 12' (6.58m x 3.66m)

### Cloakroom

### Lower Ground Floor

### Kitchen/Family Room

19'9 x 8'8 plus snug area (6.02m x 2.64m plus snug area)

### First Floor Landing

### Bedroom 1

12'1 x 12' (3.68m x 3.66m)

### Bedroom 2

12' x 7'5 (3.66m x 2.26m)

### Bedroom 3

9'1 x 8'10 (2.77m x 2.69m)

### Bathroom

### Outside

To the front of the property the paved driveway provides off road parking. Gated side access leads to the good sized rear garden, which has been tiered and laid to artificial lawn for ease of maintenance with the added benefit of a large timber summerhouse with power and lighting that would make an ideal home office, gym or 'man cave'.



Services

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

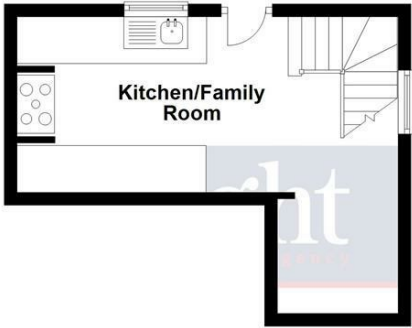
Council Tax

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

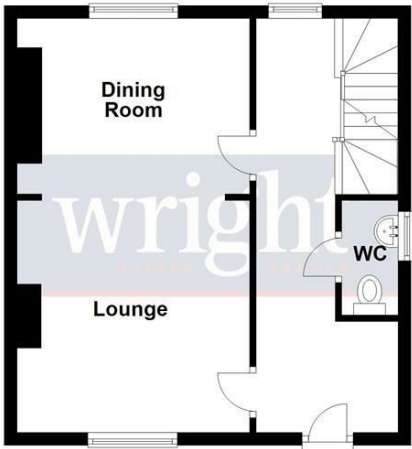
Agents Notes

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.

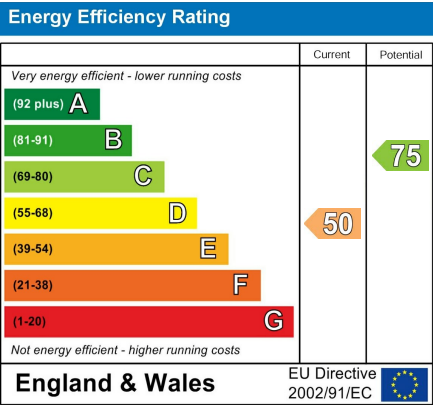
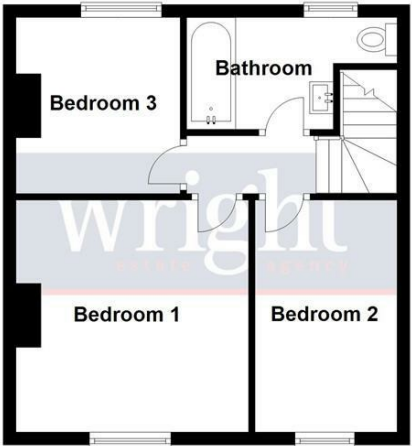
Lower Ground Floor




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.




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PROTECTED



Viewing:      Date .....      Time .....