

shanklin@wright-iw.co.uk

wright  
estate agency



- Charming Detached 1940's House
- 2/3 Bedrooms
- Far Reaching Views
- Lawned Gardens
- Large Garage
- Sought After Location
- Short Walk to Town, Beach & Local Station
- CHAIN FREE
- Viewings Welcome

Maycroft 9 Nunwell Street, Sandown, PO36 9DE

**£360,000**

This charming detached home was originally constructed in the 1940's, and enjoys an elevated position with far reaching views of the downs. The property is located in quiet tree-lined street, with the local train station providing direct ferry links to the mainland. The nearby town centre is with easy walking distance and offers a range of useful local amenities. The beautiful sandy beaches and miles of coastal walks stretching from Yaverland to Shanklin are only minutes away.

The very well-presented accommodation comprises a welcoming entrance hall, large lounge/dining room, separate kitchen/breakfast room, bedroom/home office, and cloakroom on the ground floor, with 2 further bedrooms, the bathroom and another cloakroom on the first floor. The property benefits from mature gardens wrapping around the home with excellent views of the downs. The large brick-built garage is a useful addition providing secure parking.

The peaceful location with fantastic downland views, well-proportioned accommodation, and easy access to many local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is a must to fully appreciate everything this truly impressive CHAIN FREE property has to offer!



# Accommodation

**Porch**

**Entrance Hall**

**Lounge/Dining Room**

19'11 x 12'5 max (6.07m x 3.78m max)

**Kitchen/Breakfast Room**

13'4 x 9'10 (4.06m x 3.00m)

**Bedroom 3/Home Office**

9'10 x 9'2 (3.00m x 2.79m)

**Cloakroom**

**First Floor Landing**

**Bedroom 1**

20' x 12'5 (6.10m x 3.78m)

**Bedroom 2**

13'4 x 9'11 (4.06m x 3.02m)

**Bathroom**

7'2 x 6'7 (2.18m x 2.01m)

**Separate W.C**

**Outside**

The property is surrounded by well-tended gardens, which are laid mainly to lawn, with a garden shed and greenhouse.



Services

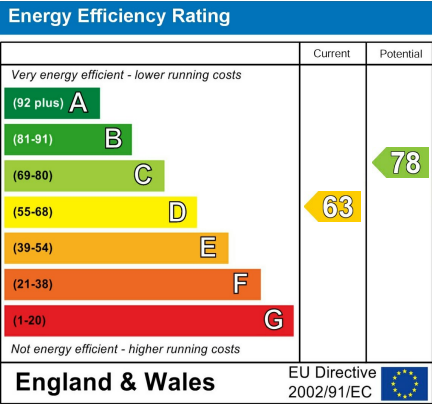
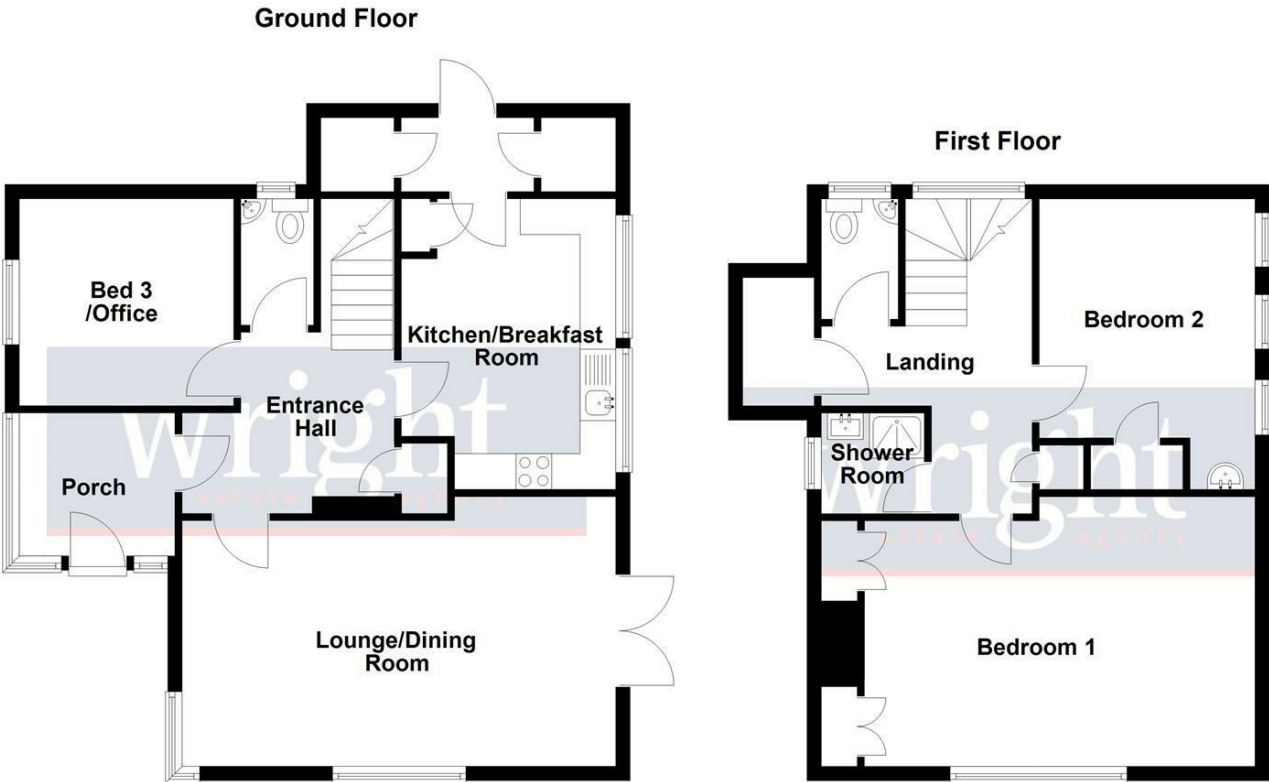
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band E - 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.

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