shanklin@wright-iw.co.uk

wright
estate agency



- Semi-Detached Home
- Off Road Parking
- CHAIN FREE
- 3 Bedrooms
- Downstairs Cloakroom/Utility
- Ideal Family Home
- 2 Reception Rooms & Conservatory
- Enclosed Rear Garden
- Viewings Welcome

9 Western Road, Shanklin, PO37 7NF

£269,950

This charming semi-detached home is located in the heart of Shanklin, a popular coastal town with the local shops, train station with direct mainland ferry links, and the seafront all within walking distance. Shanklin 'Old Village' with its charming thatched cottages and popular eateries is only minutes away.

The well-proportioned accommodation comprises 2 reception rooms, a large kitchen, conservatory and cloakroom/W.C on the ground floor, with 3 bedrooms and a shower room on the first floor. Additionally, the property benefits from gated driveway parking, and a low-maintenance rear garden.

The convenient town location with access to local shops, the off-road parking and family-friendly accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE property has to offer!







Accommodation

Porch

Entrance Hall

Lounge
12'2 plus bay window x 12'2 (3.71m plus bay window x 3.71m)

Dining Room
12'4 x 10'6 (3.76m x 3.20m)

Kitchen
14'2 x 11'4 max (4.32m x 3.45m max)

Utility/W.C
5'2 x 5'1 (1.57m x 1.55m)

Conservatory
9'1 x 8'5 (2.77m x 2.57m)

First Floor Landing

Bedroom 1
16'4 x 12'2 max (4.98m x 3.71m max)

Bedroom 2
12'6 x 10'8 (3.81m x 3.25m)

Bedroom 3
10'3 x 8'1 (3.12m x 2.46m)

Shower Room
7'2 x 6'5 (2.18m x 1.96m)

Outside
To the front of the property the gated driveway provides off road parking and access to the storage shed. The enclosed rear garden is paved for ease of maintenance with potted plants and established shrubs.



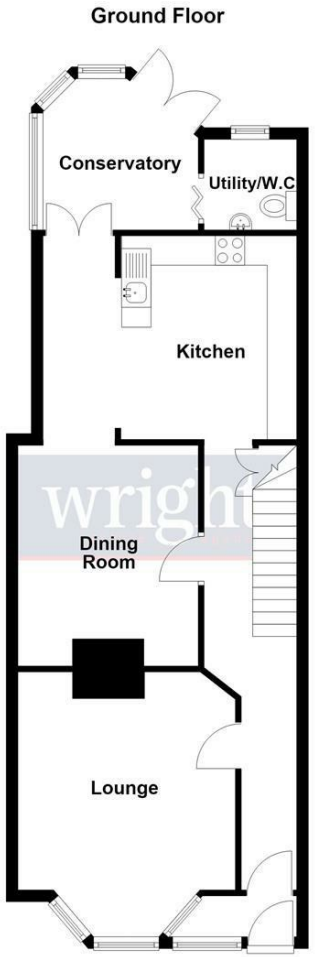


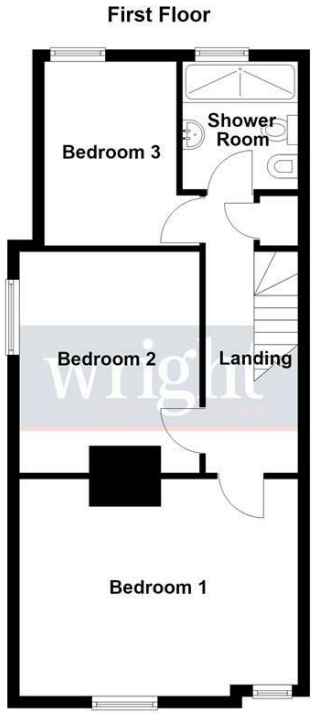


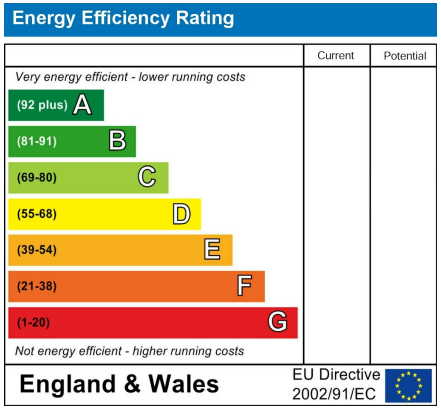
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fitments, 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 Tombleson's 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

naea | propertymark PROTECTED

The Property Ombudsman

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