shanklin@wright-iw.co.uk

wright
estate agency



- Semi-Detached Home
- Kitchen/Diner & Separate Lounge
- Recently Updated Combi Boiler
- 3 Bedrooms
- Close to Local Amenities
- Ideal Family Home
- Driveway & Large Garage (25'9 x 10'9)
- Downstairs Cloakroom & Shower
- Viewings Welcome

55 New Road, Lake, PO36 9JW

£269,950

This well-proportioned semi-detached house is located in the popular coastal town of Lake. A variety of local schools, a playground, supermarkets, train station with mainland ferry connections and the seafront are all within walking distance. Sandown and Shanklin town centres are both only 5 minutes away by car and provide access to a wide range of amenities.

The comfortable accommodation comprises a kitchen/diner, separate lounge, downstairs cloakroom and shower on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from driveway parking, a large garage, a gardens to the side and rear.

The easy access to local amenities, large garage and family-friendly accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal locations. A viewing is recommended to fully appreciate everything this fantastic semi-detached property has to offer!







Accommodation

Entrance Hall

Lounge
13'3 into bay x 10'11 (4.04m into bay x 3.33m)

Kitchen/Dining Room
16'11 x 13' (5.16m x 3.96m)

Rear Lobby

Cloakroom

Walk-in Shower

First Floor Landing

Bedroom 1
13' x 10'11

Bedroom 2
10'5 x 9'11 (3.18m x 3.02m)

Bedroom 3
7'1 x 6'8 (2.16m x 2.03m)

Bathroom
7'7 x 5'6 (2.31m x 1.68m)

Outside
To the side of the property the garden is laid to lawn. Gated access leads to enclosed rear garden. The driveway provides off road parking and access to the large detached garage (25'9 x 10'9) with a storage shed to the side.



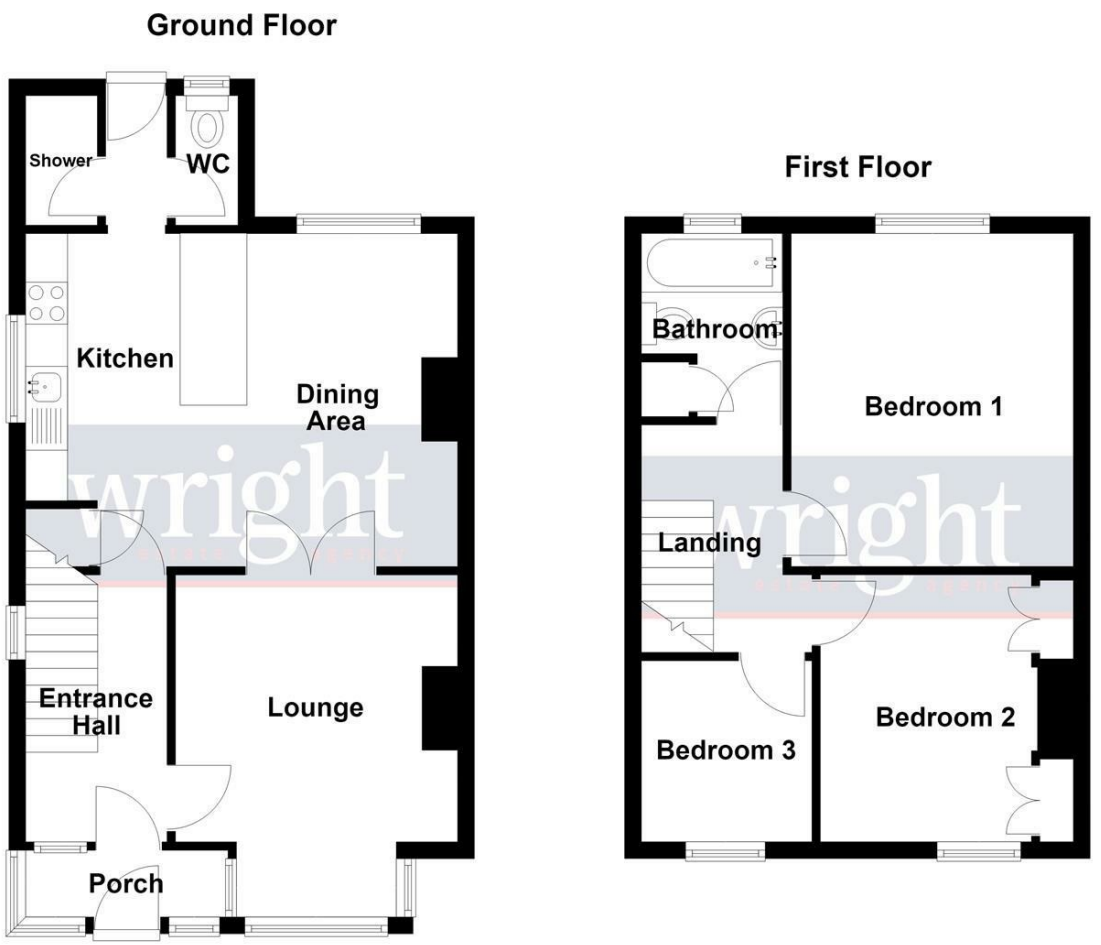


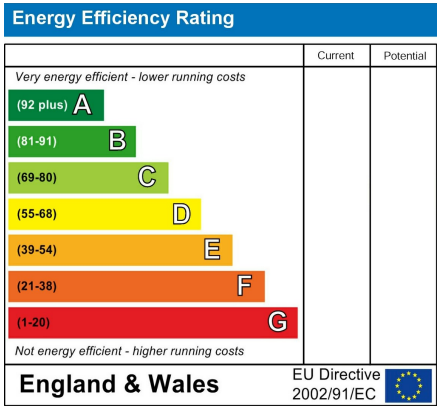


Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
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 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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

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