



- Character Semi-Detached Home
- Large Kitchen
- Potential Off Street Parking (subject to planning)
- 3 Bedrooms
- Good Size Rear Garden
- Walking Distance to Town, Beach & Train Station
- 2 Reception Rooms
- Gas Central Heating & Double Glazing
- CHAIN FREE!

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

**£275,000**

This character semi-detached home is conveniently located in a quiet residential street, just minutes from Shanklin town centre, the local primary school, train station with direct ferry links to the mainland and the beach. The property is arranged over 3 storeys and benefits from a good size rear garden, with the added potential of possible off-street parking, subject to the appropriate planning permission being obtained.

The accommodation is in general need of modernisation, although the central heating, double glazing, kitchen and bathroom have been updated in recent years. The ground floor comprises a lounge and separate dining room with a multi fuel burner, the kitchen is on the lower ground floor level benefitting from direct access to the garden and the 3 bedrooms and bathroom are located on the first floor.

The very convenient location and scope for improvement make this an ideal opportunity for anyone looking to put their own stamp on a charming character property in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



## Accommodation

### Entrance Hall

### Lounge

12' x 12 (3.66m x 3.66m)

### Dining Room

12' x 9'3 (3.66m x 2.82m)

### Lower Ground Floor

### Kitchen

20' x 9'2 (6.10m x 2.79m)

### First Floor Landing

### Bedroom 1

12' x 12' (3.66m x 3.66m)

### Bedroom 2

12' x 7'7 (3.66m x 2.31m)

### Bedroom 3

9'4 x 5'10 (2.84m x 1.78m)

### Bathroom

5'11 x 5'8 (1.80m x 1.73m)

### Outside

To the front of the property the gated garden is enclosed by a variety of mature shrubs and bushes, with potential to be turned into off road parking (subject to planning permission being obtained). Gated side access leads to the good size rear garden, which is laid mainly to lawn with a shed and outside WC.



**Services**

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

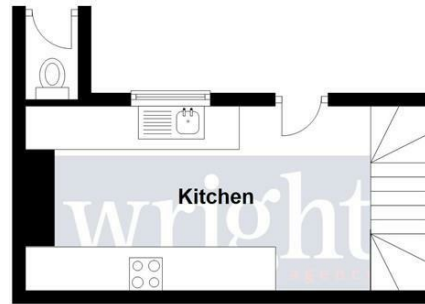
**Council Tax**

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

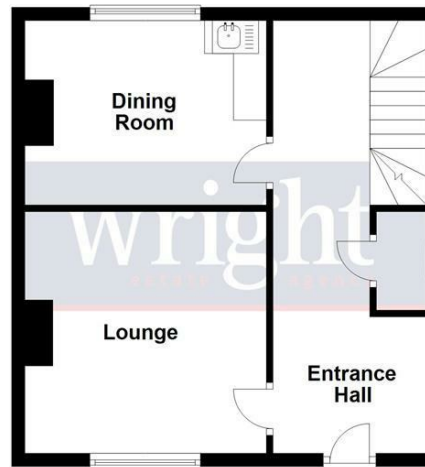
**Agents Notes**

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.

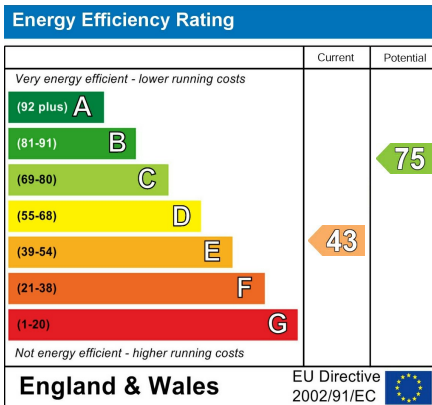
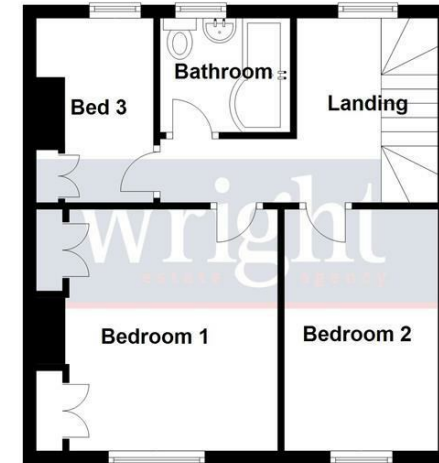
**Lower Ground Floor**



**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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

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