shanklin@wright-iw.co.uk

wright
estate agency

- Detached House
- Driveway & Garage
- 2 Reception Rooms & Snug
- 3 Bedrooms
- Close to Local Amenities
- Enclosed Rear Garden
- Some Modernisation Required
- Ideal Family Home
- Viewings Welcome

37 James Avenue, Lake, PO36 9NH

£289,950

Located in the charming area of James Avenue, Lake, this delightful detached house presents an excellent opportunity for families seeking a new home. With three spacious bedrooms, this property offers ample room for both relaxation and family activities.

The house boasts a convenient driveway, providing off-road parking and easy access for residents and guests alike. While some modernisation is required, this presents a wonderful chance for new owners to personalise the space to their taste and create a home that truly reflects their style.

The layout of the property is ideal for family living, with generous living areas that encourage togetherness and comfort. The surrounding neighbourhood is known for its friendly atmosphere and community spirit, making it a perfect setting for families to thrive.

This property is not just a house; it is a canvas for your dreams, waiting for you to transform it into your perfect family home. With its potential and prime location, this detached house in James Avenue is a must-see for anyone looking to settle in a welcoming community. Don’t miss the chance to make this house your home.

Accommodation

Porch

Entrance Hall

Lounge
16'10 x 11'8 (5.13m x 3.56m)

Snug
9'11 x 8'5 (3.02m x 2.57m)

Dining Room
10'11 x 8'7 (3.33m x 2.62m)

Kitchen
10'11 x 8'11 (3.33m x 2.72m)

Rear Porch

Cloakroom
5'11 x 5'5 (1.80m x 1.65m)

Garage
17'6 x 8'5 (5.33m x 2.57m)

First Floor Landing

Bedroom 1
16'11 x 11'10 (5.16m x 3.61m)

Bedroom 2
11'1 x 9'7 (3.38m x 2.92m)

Bedroom 3
9' max x 7'10 plus recess (2.74m max x 2.39m plus recess)

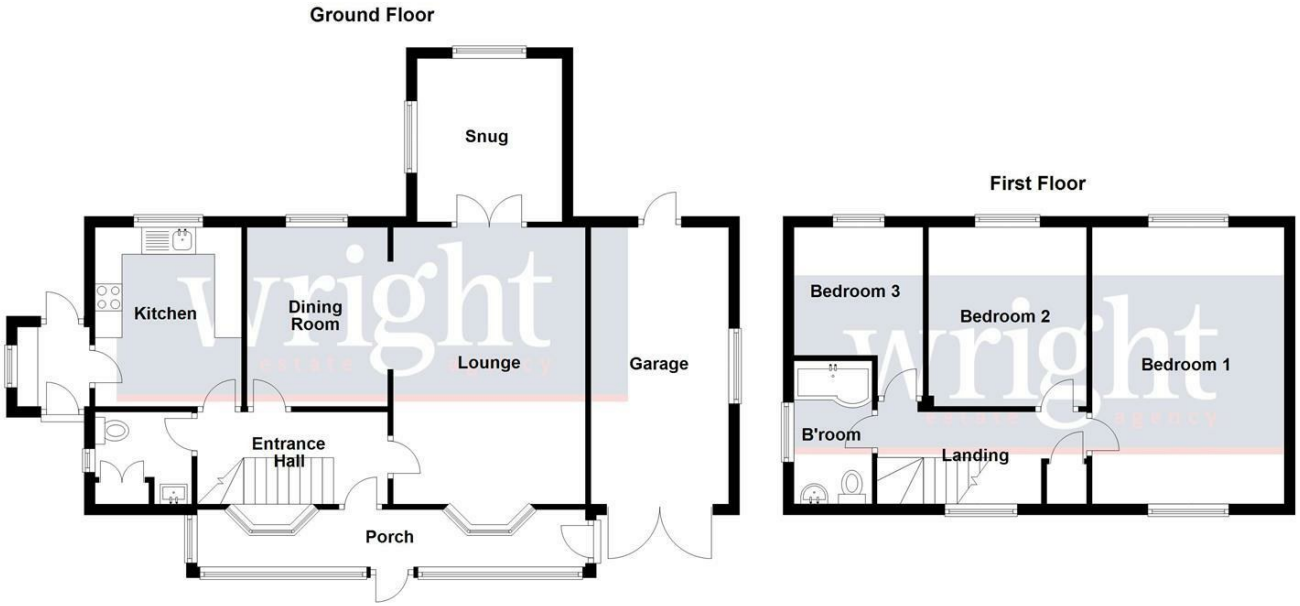
Bathroom
8'6 x 5'10 (2.59m x 1.78m)

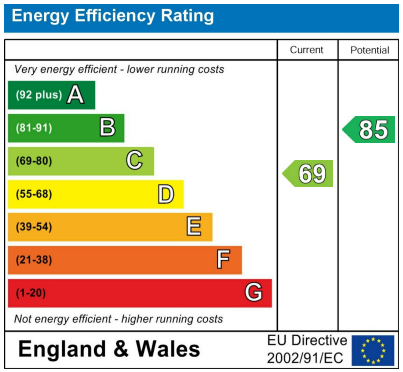
Outside
To the front of the property the gated driveway provides off road parking and access to the garage. The mature rear garden features a variety of mature shrubs and trees with a lawned area.

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 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.

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 .....