shanklin@wright-iw.co.uk

wright
estate agency

- Spacious Semi-Detached Home
- Downstairs Cloakroom
- Lounge/Dining Room & Separate Kitchen
- 3 Double Bedrooms
- Enclosed Side & Rear Gardens
- Ideal Family Home
- Ample Driveway Parking
- Close to Local Amenities & Seafront
- Viewings Welcome

15 Green Lane, Shanklin, PO37 7JH

£315,000

This spacious semi-detached house is located in the popular seaside town of Shanklin. The nearby town centre with a variety of useful amenities on offer, the local train station with direct ferry connections to the mainland, and the beautiful seafront with miles of sandy beaches and coastal walks to explore are all within walking distance.

The light and airy accommodation comprises a good-sized lounge/dining room, separate kitchen and cloakroom on the ground floor, with 3 double bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a driveway providing ample off road parking, and enclosed side and rear gardens, which are laid mainly to lawn.

The popular coastal location, ample off road parking, and easy access to many local amenities makes this an ideal family home for anyone looking to enjoy Island life in one of its most sought after coastal towns. A viewing is a must to fully appreciate everything this fantastic semi-detached home has to offer!

Accommodation

Entrance Hall

Lounge
12'1 x 12'1 (3.68m x 3.68m)

Dining Room
12'2 x 10'2 (3.71m x 3.10m)

Kitchen
17'9 x 10'4 max (5.41m x 3.15m max)

Cloakroom

First Floor Landing

Bedroom 1
12'2 x 11'5 (3.71m x 3.48m)

Bedroom 2
12'1 x 10'5 (3.68m x 3.18m)

Bedroom 3
12'9 max x 10'4 max (3.89m max x 3.15m max)

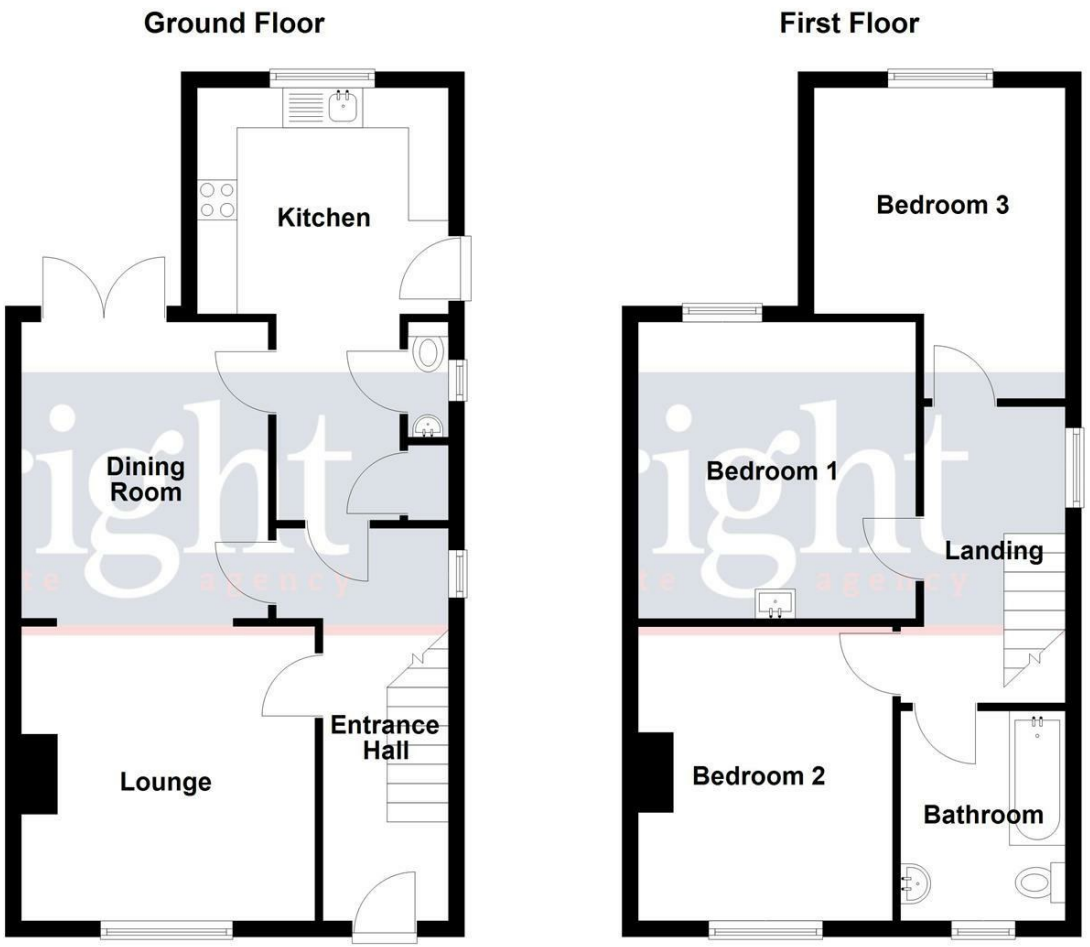
Bathroom
8'7 x 6'9 (2.62m x 2.06m)

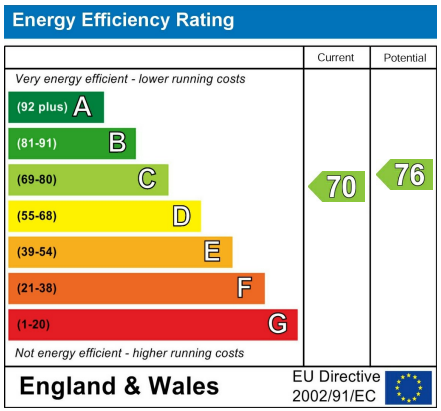
Outside
To the front of the property the large driveway provides ample off road parking for 4/5 cars. The enclosed side and rear gardens are mainly laid to lawn with a patio area and garden shed.

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 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

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The Property Ombudsman

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