shanklin@wright-iw.co.uk

wright
estate agency

- End of Terrace House
- Large Rear Garden
- Gas Central Heating
- 3 Bedrooms
- Close to Local Amenities
- UPVC Double Glazing
- Driveway for 2 Cars
- Ideal Family Home
- Viewings Welcome

32 Coronation Gardens, Shanklin, PO37 7DZ

£255,000

Located in the seaside town of Shanklin, this delightful end-terrace house presents an ideal family home. With three bedrooms, this property offers ample space for a growing family or those seeking extra room for guests. The spacious lounge/dining room serves as a perfect gathering space, ideal for family activities or entertaining friends.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to provide both comfort and functionality, making it a wonderful place to create lasting memories. One of the standout features of this property is the large rear garden, which is a rare thing to find in such a popular residential setting.

Shanklin is known for its picturesque surroundings and family-friendly atmosphere, making it a sought-after location for those looking to settle down. With local amenities, schools, and beautiful beaches nearby, this home is perfectly positioned to enjoy all that the area has to offer.

Accommodation

Entrance Hall

Lounge/Dining Room
18'1 x 12'1 (5.51m x 3.68m)

Kitchen
11'3 x 7'11 (3.43m x 2.41m)

First Floor Landing

Bedroom 1
11'9 x 8'10 (3.58m x 2.69m)

Bedroom 2
10'8 x 5'11 (3.25m x 1.80m)

Bedroom 3
8'11 x 6'1 (2.72m x 1.85m)

Bathroom

Separate W.C

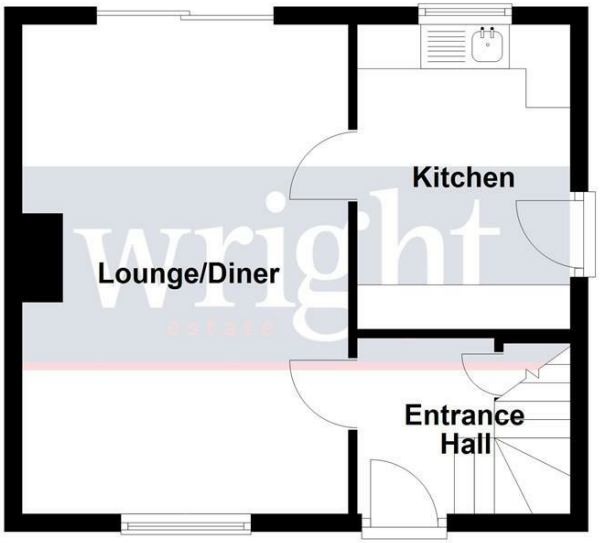
Outside
To the front of the property there is a driveway providing off road parking for 2 cars. The large rear garden is laid mainly to lawn with a patio area, 2 greenhouses and a large workshop (available to purchase by separate negotiation).

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

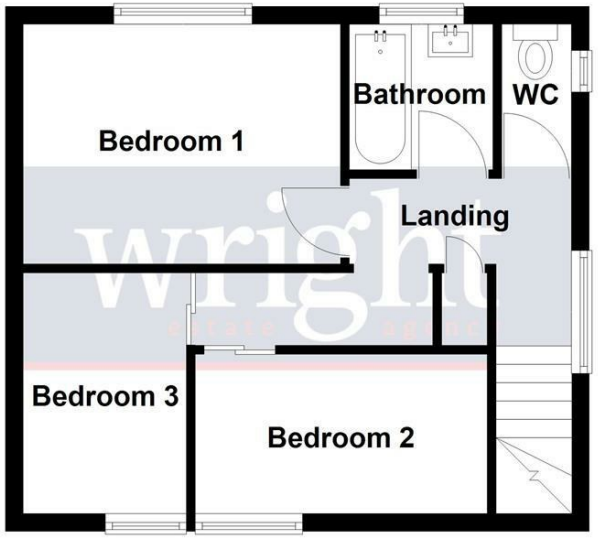
Council Tax
Band B - Please contact The Isle of Wight Council on 01983 823901.

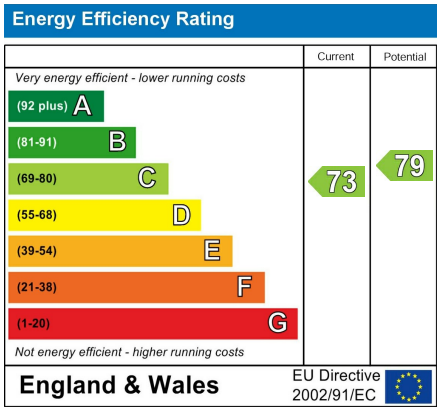
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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.

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.

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The Property Ombudsman

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