shanklin@wright-iw.co.uk

wright
estate agency

- Spacious End of Terrace Home
- Off Road Parking for 2 Cars
- Flexible Accommodation
- 4 Bedrooms
- Large Rear Garden
- Ideal Family Home
- Lounge, Kitchen & Separate Dining Room
- Close to Local Amenities
- Viewings Welcome

14 Wilton Road, Shanklin, PO37 7BZ

£289,950

This spacious end of terrace house is arranged over 3 floors and is conveniently located within easy walking distance of the nearby town centre, providing access to a range of useful amenities. The local train station with mainland ferry connections, and the seafront with miles of sandy beaches and coastal paths are both within walking distance.

The flexible accommodation comprises a kitchen with pantry, dining room, utility and bathroom on the lower ground floor, with the lounge, a bedroom, and cloakroom on the ground floor, and 3 further bedrooms, a shower room, and another cloakroom on the first floor. Additionally, the property benefits from driveway parking and a large rear garden.

Easy access to the many local amenities available in the nearby town centre, the family-friendly accommodation, driveway parking, and large rear garden makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic property has to offer.

Accommodation

GROUND FLOOR

Lounge
13'3 x 11'10 (4.04m x 3.61m)

Bedroom 4
11'11 x 9'5 (3.63m x 2.87m)

Cloakroom

LOWER GROUND FLOOR

Kitchen with Pantry
11'9 x 10'9 (3.58m x 3.28m)

Utility

Dining Room
11'10 x 10'11 (3.61m x 3.33m)

Bathroom
7'7 max x 6'10 (2.31m max x 2.08m)

FIRST FLOOR

Bedroom 1
11'11 x 10'11 (3.63m x 3.33m)

Bedroom 2
10'5 x 8'4 (3.18m x 2.54m)

Bedroom 3
8'4 x 6'2 (2.54m x 1.88m)

Shower Room

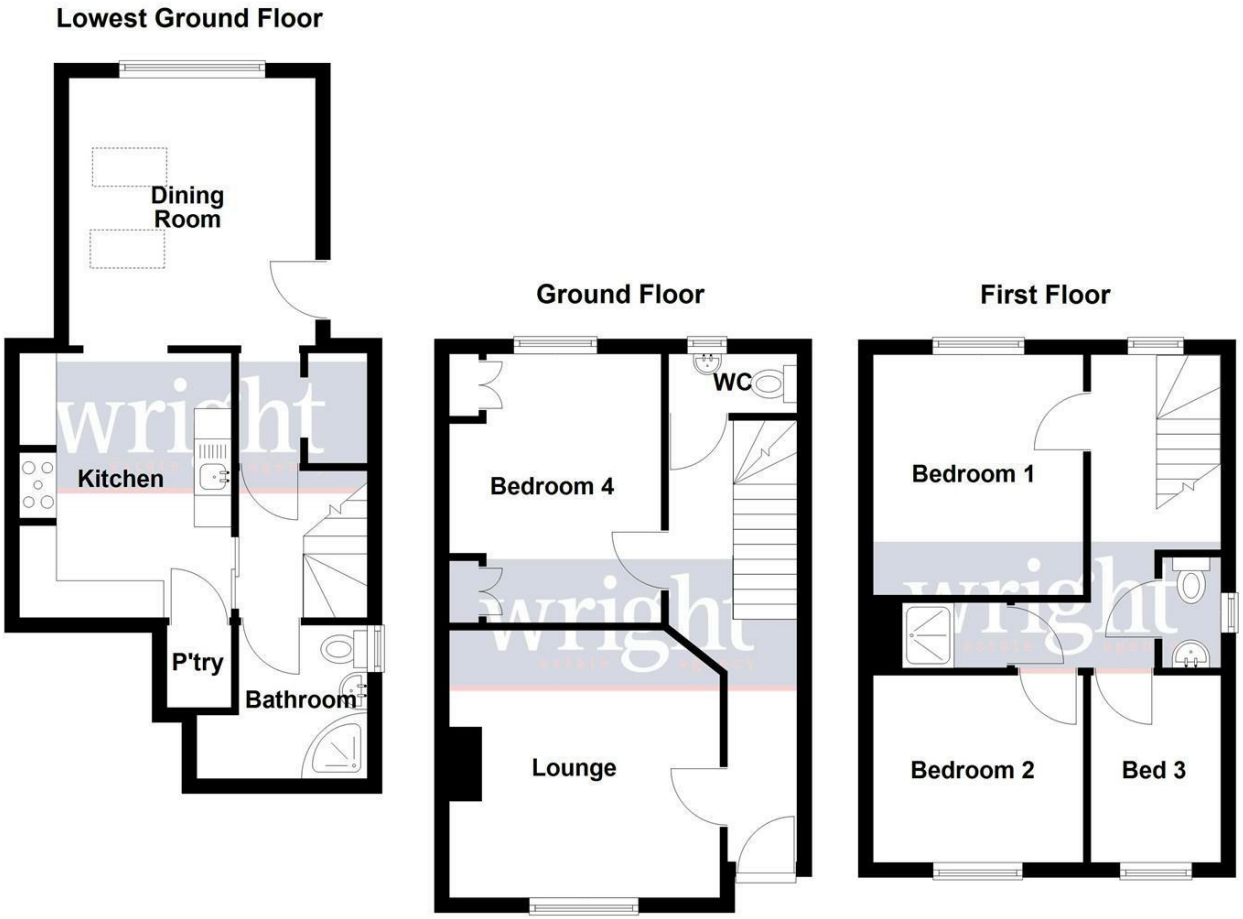
Cloakroom

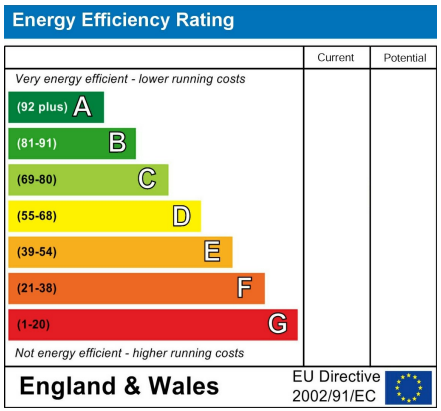
Outside
To the front of the property the driveway provides off road parking. The large rear garden is laid mainly to lawn with a patio area and a variety of established tress and plants.

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.

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The Property Ombudsman

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