



40 Orchard Road, Shanklin
£295,000

 **Megan Baker**
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Set behind this discrete facade lies a deceptively spacious split level home with bright and well arranged living spaces. Warmed by gas central heating and with UPVC double glazing, the property is introduced by a welcoming entrance hallway with wrought iron balustrade landing stepping down to the lower level. On the upper level are two double bedrooms, both with good built-in storage. The lower level houses a large living room with picture window framing a super, elevated view over the garden, and with a door out onto the balcony. The property has been extended to the side to create a defined, double-aspect dining space. The cottage style kitchen/breakfast room is fitted with a range of cream units with beech block worksurface and a door to the garden. The bathroom is conveniently arranged to create a separate WC. To the front, a driveway provides parking and gives access to the garage which has power and light. Steps lead down to a mature and sunny rear garden with shrubs and trees giving privacy and which has a useful under house store. The property requires general modernisation, offering good potential for a lucky new owner to put their stamp on it and is offered chain free. Freehold. Council tax band D. EPC D-62.

Opaque front entrance door with wide side panel to

Entrance Hallway:

Arranged over two levels with five steps separating the areas, this welcoming entrance features the bedrooms on the upper level and living rooms on the lower with opaque feature glazing. Fitted airing cupboard housing the hot water cylinder. Access to loft and doors to...

Bedroom One:

11'10" plus wardrobes x 10'11" (3.61m plus wardrobes x 3.34m)

A pleasant double bedroom with wide window looking to the front and wall to wall fitted wardrobes.

Bedroom Two:

10'10" x 10'0" (3.31m x 3.05m)

A bright second double bedroom, again with a wide window looking to the front. Fitted wardrobe, top boxes and desk.

SECOND (LOWER) LEVEL

Lounge:

18'4" x 11'5" max (5.61m x 3.48m max)

A well proportioned and bright living room with a wide window giving a pleasant leafy outlook. Archway opening into the dining room and door to...

Balcony:

A sunny area overlooking the rear garden.





Dining Room:

10'9" x 8'2" (3.28m x 2.50m)

A very useful addition to the home with double aspect windows looking to the side and rear and allowing lots of sunshine through.

Kitchen/Breakfast Room:

10'11" max x 8'0" (3.33m max x 2.46m)

A pleasant, cottage style room fitted with a range of cream units with beech block work surface over incorporating a one and a half bowl ceramic sink unit. A wide window looks to the rear giving another attractive outlook. There are spaces for appliances as well as a small breakfast table and an opaque door leads out to the side. Wall mounted gas fired boiler (not tested).

Bathroom:

5'9" max x 5'4" max (1.76m max x 1.64m max)

Fitted with a white suite of panelled bath with mixer tap/shower attachment over and pedestal wash hand basin. Window to side.

Separate WC:

5'10" max x 3'0" (1.78m max x 0.92m)

With close coupled WC and opaque window to side.

Front Garden & Parking:

There is an area of lawned garden to the front of the home. A driveway provides parking and gives access to the...



Garage:

18'6" x 8'9" (5.64m x 2.68m)

Up and over door, power and light. Personnel door to the side.

Rear Garden:

There are gates to both sides of the property, with one leading with steps down into the garden. This sunny area requires attention but is planted with a variety of shrubs, arranged over two levels. There is a useful under house storage area.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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 Email: hello@meganbakerestateagents.com



Energy Efficiency Rating	
Potential	85
Current	62
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs	
A (92 plus)	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)



TOTAL FLOOR AREA : 973 sq. ft. (90.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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