



- End of Terrace House
- Large Garden
- Close to Town, Beach & Station

- 2/3 Bedrooms
- Garage & Driveway Parking
- Ideal Family Home

- RECENTLY RENOVATED
- Tucked Away Location
- Viewing Recommended!

This Victorian end-of-terrace house is tucked away at the end of a private lane, with only two other properties. Sandown town centre offering access to a range of local shops, the seafront including a variety of attractions and popular eateries and the local train station with direct ferry links to the mainland are all within easy walking distance.

The RECENTLY RENOVATED accommodation comprises a lounge, kitchen/dining room, utility area and bathroom on the ground floor, with two double bedrooms and a single bedroom on the first floor. Additionally, the property benefits from good-sized gardens, an en-bloc garage, and driveway parking.

The convenient location, large gardens and recently renovated accommodation makes this an ideal home for first time buyers, growing families or anyone simply looking to enjoy life in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic home has to offer!



# Accommodation

## Entrance Lobby

## Lounge

12'6 x 10'11 (3.81m x 3.33m)

## Kitchen

12'11 x 10'10 (3.94m x 3.30m)

## Dining Area

7'3 x 6'11 (2.21m x 2.11m)

## Bathroom

8'2 x 6'6 (2.49m x 1.98m)

## First Floor Landing

## Bedroom 1

13' x 10'11 (3.96m x 3.33m)

## Bedroom 2

13' x 10'11 (3.96m x 3.33m)

## Bedroom 3

7'4 x 6'11 (2.24m x 2.11m)

## Outside

To the front of the property is the en-bloc garage, gravelled driveway and garden. Gated access leading to the side of the property with a large lawned garden and a timber workshop.



**Services**

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

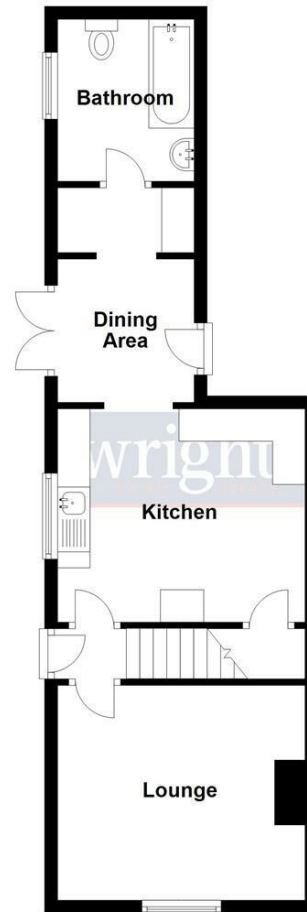
**Council Tax**

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

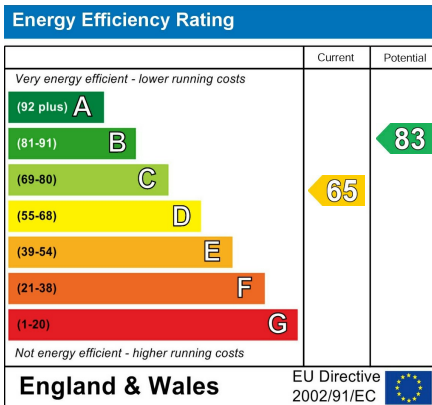
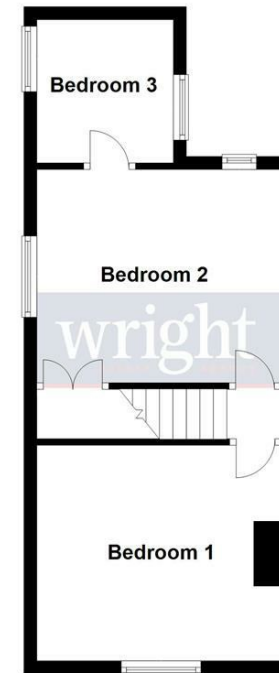
**Agents Notes**

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 fittings, 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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**Viewing:**      Date .....      Time .....