



- Semi-Detached Bungalow
- Driveway & Garage
- Low Maintenance Rear Garden
- 2 Bedrooms
- Conservatory
- Quiet Tucked Away Location
- CHAIN FREE
- Close to Local Amenities
- Viewing Recommended!

11 Hildyards Crescent, Shanklin, Isle of Wight, PO37 7EY

**£255,000**

This semi-detached bungalow is located in a quiet, tucked away spot, just a short walk from the Cliff Path with access to the beach, the local train station with direct ferry connections to the mainland, and a local convenience store for the day to day essentials. A regular bus service provides easy access to both Shanklin and Sandown with a variety of useful amenities on hand.

The light and airy accommodation comprises 2 bedrooms, lounge, kitchen, conservatory and a shower room. Additionally, the property benefits from a driveway providing parking for 2 cars and access to the garage with an electric up and over door. The front garden is gravelled for ease of maintenance, whilst the rear garden has been paved with a newly laid decking area.

The very peaceful and convenient location makes this an ideal home for anyone looking to enjoy a slower pace of life in one of the Island's most popular coastal settings. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE semi-detached bungalow has to offer!



# Accommodation

## Porch

## Entrance Hall

## Lounge

15'7 max x 10'1 max (4.75m max x 3.07m max)

## Kitchen

9'11 x 7'5 (3.02m x 2.26m)

## Conservatory

15'2 x 10'2 (4.62m x 3.10m)

## Bedroom 1

11'11 x 8'10 (3.63m x 2.69m)

## Bedroom 2

8'10 x 8'8 (2.69m x 2.64m)

## Shower Room

## Outside

To the front of the property the garden has been gravelled for ease of maintenance. The driveway provides off road parking and access to the garage with an electric up and over door. The rear garden is paved with a newly laid decking area, shed and summerhouse.



**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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>68</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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 .....