



- IN NEED OF RENOVATION
- 2 Reception Rooms
- CHAIN FREE

- Semi-Detached House
- Large Rear Garden
- Close to Local Amenities

- 2 Double Bedrooms
- Viewings Welcome
- Potential Off Road Parking (subject to relevant planning permission)

29 New Road, Lake, Isle of Wight, PO36 9JN

£170,000



This older semi-detached house is conveniently located within easy walking distance of Lake train station with direct ferry links to the mainland, bus stops providing a regular service between Shanklin/Sandown, the local Tesco Express and seafront with miles of coastal paths and sandy beaches to explore.

The property is IN NEED OF RENOVATION and the accommodation comprises 2 reception rooms and the kitchen on the ground floor, with 2 double bedrooms, the bathroom and a separate WC on the first floor. Additionally, the property benefits from a good-sized rear garden, and has potential for off road parking (subject to the relevant planning permission being obtained).

The very convenient position, scope for improvement and potential off road parking makes this an ideal home for anyone looking to put their own stamp on a property in one of the Island's most popular coastal locations. A viewing is recommended to fully appreciate the full potential of this fantastic CHAIN FREE property!





## Accommodation

### Entrance Hall

### Lounge

14'7 into bay x 13'3 (4.45m into bay x 4.04m)

### Dining Room

13'3 x 12'2 (4.04m x 3.71m)

### Kitchen

10'8 x 9'3 (3.25m x 2.82m)

### Utility Area

### First Floor Landing

### Bedroom 1

14'8 into bay x 13'3 (4.47m into bay x 4.04m)

### Bedroom 2

13'3 x 12'2 (4.04m x 3.71m)

### Bathroom

10'1 x 9'3 (3.07m x 2.82m)

### Separate W.C

### Outside

To the front of the property double gates lead to a hardstanding that could be used as a driveway (subject to the relevant planning permission being obtained). Gated side access leads to the good-sized rear garden, which is laid mainly to lawn.



**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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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 .....