



wright
estate agency
FOR SALE
Telephone 01863 868 822

- Detached Bungalow
- Driveway & Garage
- CHAIN FREE
- 2 Bedrooms
- Lawned Gardens
- Popular Residential Location
- MODERNISATION REQUIRED
- Short Walk to Town & Beach
- Viewings Welcome

52 Queens Road, Shanklin, PO37 6DQ

£275,000

This detached bungalow is located in a popular residential area, on the outskirts of Shanklin town centre. The local shops, supermarkets, doctor's surgery, train station with mainland ferry connections and the beach are all within walking distance.

The property is in need of modernisation and the accommodation comprises 2 bedrooms, lounge, kitchen/diner and bathroom. Additionally, the property benefits from driveway parking, a garage, and lawned gardens to the side and rear of the bungalow.

The very convenient location, scope for improvement, and 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 sought after coastal areas. A viewing is recommended to appreciate everything this fantastic CHAIN FREE bungalow has to offer!



Accommodation

Entrance Hall

Lounge

14'7 into bay x 12' (4.45m into bay x 3.66m)

Kitchen/Breakfast Room

15'2 x 12' (4.62m x 3.66m)

Bedroom 1

12'1 x 11'11 (3.68m x 3.63m)

Bedroom 2

12'1 x 10'5 (3.68m x 3.18m)

Bathroom

Outside

To the front of the property the driveway provides off road parking and access to the garage. The enclosed side and rear gardens are laid mainly to lawn with a patio area.



Services

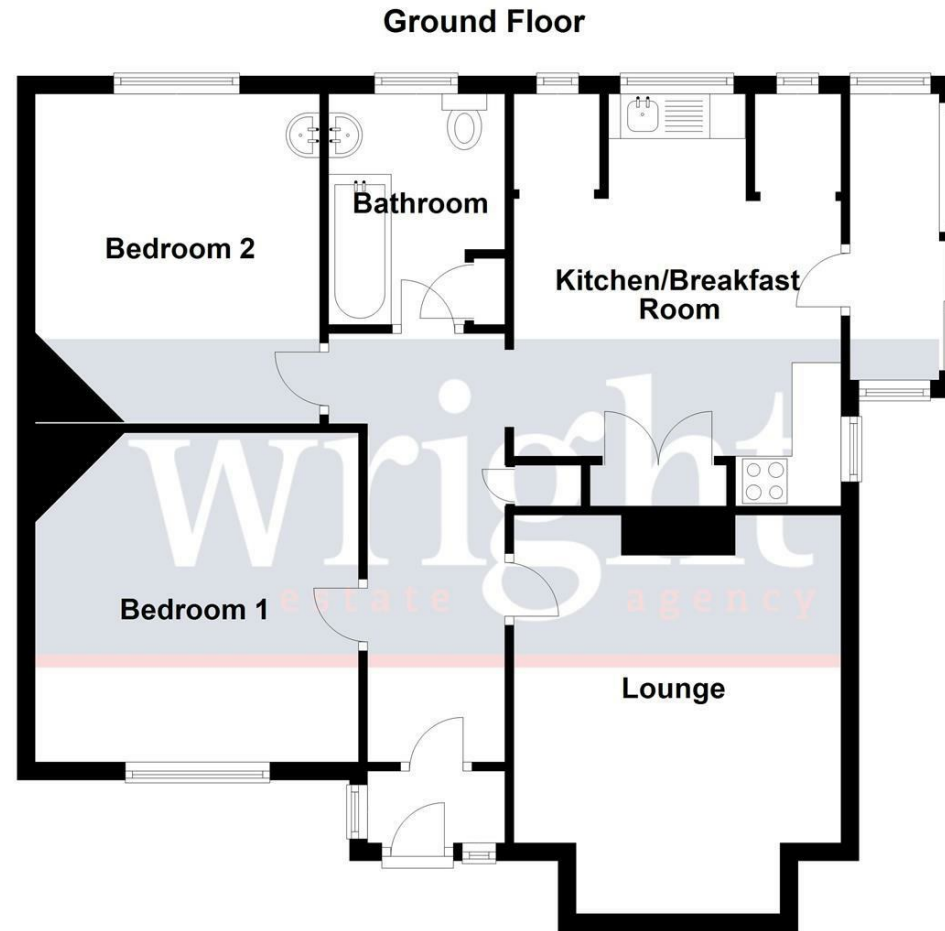
Unconfirmed: gas, electric, telephone, mains water and drainage.


Council Tax

Band D - 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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 PROTECTED


Viewing: Date Time