



- Large Semi-Detached Home
- Modern Kitchen
- Short Walk to Town, Beach & Train Station
- 4 Bedrooms
- Sunny Rear Garden
- Ideal Family Home
- 2 Reception Rooms & Large Conservatory
- Driveway Parking
- Viewings Welcome

3 Albert Road, Shanklin, PO37 7LY

**£355,000**

This semi-detached home is located in one of Shanklin's most popular residential areas, just a stone's throw from the local primary school, a short walk from the town centre, within easy reach of the train station, which benefits from direct ferry links to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The well-proportioned accommodation comprises a lounge, extended dining room, modern kitchen, large conservatory and cloakroom on the ground floor, with 4 bedrooms and a shower room on the first floor. Additionally, the property benefits from a driveway providing off road parking, and a sunny rear garden.

The very convenient location, family-friendly accommodation, off road parking and lovely rear garden makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after coastal towns. A viewing is recommended to fully appreciate everything this fantastic semi-detached property has to offer!



# Accommodation

## Entrance Hall

## W.C

## Lounge

13'2 into bay x 11'11 (4.01m into bay x 3.63m)

## Dining/Family Room

20' x 11'5 max (6.10m x 3.48m max)

## Kitchen

10'9 x 8'7 (3.28m x 2.62m)

## Conservatory

19'7 max x 16'6 max (5.97m max x 5.03m max)

## First Floor Landing

### Bedroom 1

11'6 x 11'11 (3.51m x 3.63m)

### Bedroom 2

10' x 7'10 (3.05m x 2.39m)

### Bedroom 3

10'10 x 8'7 (3.30m x 2.62m)

### Bedroom 4

11'7 max x 8'9 max (3.53m max x 2.67m max)

## Shower Room

8' x 7'1 (2.44m x 2.16m)

## Outside

To the front, the driveway provides off road parking and access to the storage area at the side of the property, leading to the sunny rear garden, which is laid mainly to lawn with a large decked area, raised beds, 2 sheds, and a greenhouse.



**Services**

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

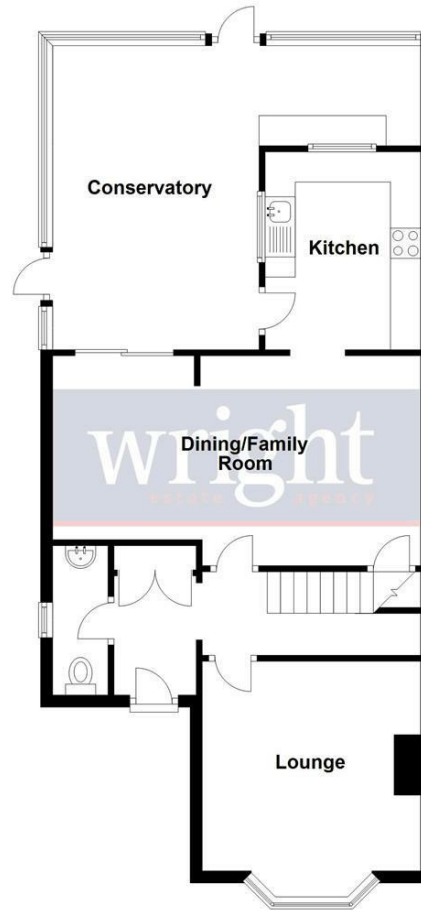
**Council Tax**

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

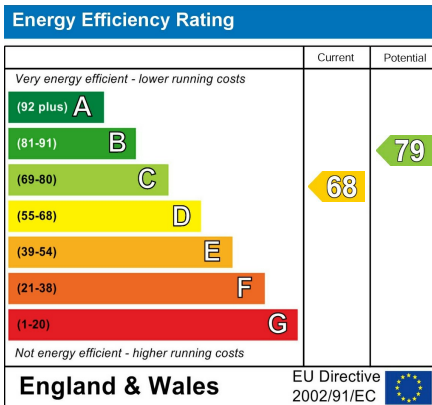
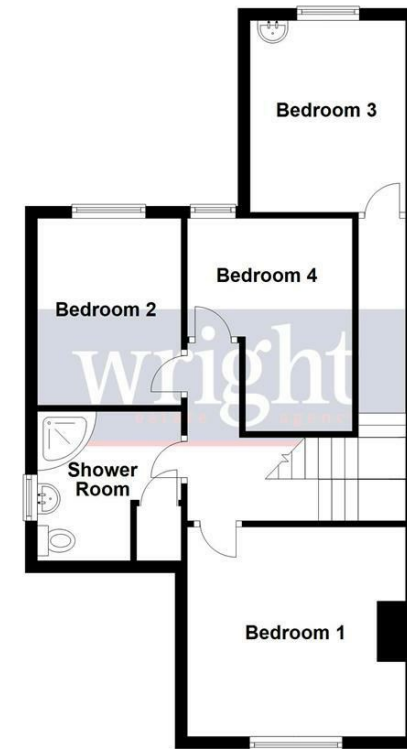
**Agents Notes**

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.

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 .....