



- Semi-Detached House
- 3 Reception Rooms
- Potential Off Road Parking

- IN NEED OF MODERNISATION
- Shower Room & Downstairs Wet Room
- Large Rear Garden

- 2 Double Bedrooms
- Conservatory
- CHAIN FREE

39 Manor Road, Lake, PO36 9JA

£220,000

This older style semi-detached house is located in a popular residential area, close to the local park, primary school, convenience store, and bus stops with a regular service to Shanklin and Sandown. The Cliff Path with direct access to the seafront and Lake train station with direct ferry links to the mainland are both within walking distance.

The property is IN NEED OF MODERNISATION and the accommodation comprises a lounge, dining area, kitchen, sitting room, wet room, and conservatory on the ground floor, with 2 double bedrooms, and a shower room on the first floor. Additionally, the property has potential for off road parking, and a very large rear garden.

The convenient location and scope for improvement makes this an ideal home for anyone looking to put their own stamp on a family friendly home in one of the Island's most popular coastal areas. A viewing is recommended to fully appreciate the potential this CHAIN FREE property has to offer!



## Accommodation

### Porch

### Entrance Hall

### Lounge

14'9 x 11'11 plus bay window (4.50m x 3.63m plus bay window)

### Dining Area

10'3 x 8'8 (3.12m x 2.64m)

### Kitchen

8'8 x 7'3 (2.64m x 2.21m)

### Inner Hallway

### Wet Room

6'10 x 5'5 (2.08m x 1.65m)

### Sitting Room

14'10 max x 13'4 max (4.52m max x 4.06m max)

### Conservatory

10'11 x 7'11 (3.33m x 2.41m)

### First Floor Landing

### Bedroom 1

16'2 x 9'5 max (4.93m x 2.87m max)

### Bedroom 2

11'2 x 9'7 (3.40m x 2.92m)

### Shower Room

7'11 x 7'9 (2.41m x 2.36m)

### Outside

To the front of the property the garden could be utilised as off road parking (subject to the relevant planning permission). Gated side access leads to the very large rear garden, which is laid mainly to lawn with mature shrubs and bushes.



**Services**

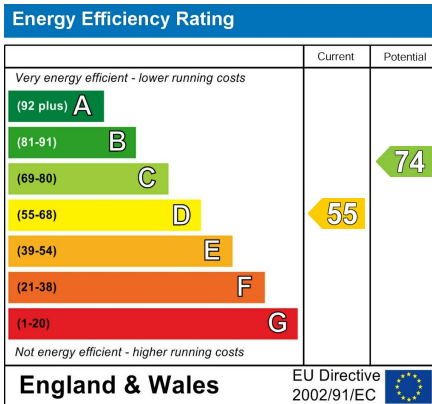
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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.



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

**Viewing:**
Date .....
Time .....