



- Impressive Detached Bungalow
- Modern Kitchen/Dining Room
- Extensive Gardens

- 3 Double Bedrooms
- Conservatory & Utility Room
- Short Walk to Town Centre

- Generous Loung
- Ample Driveway Parking & Garage
- Viewing Recommended!

41 Landguard Manor Road, Shanklin, PO37 7JD

£495,000

This superb detached bungalow is conveniently located on the outskirts of Shanklin town centre, just a short walk from a variety of shops, several supermarkets, a doctor's surgery, bus stops providing a regular service to other parts of the Island, the local train station with direct ferry links to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The spacious accommodation comprises a generous lounge/dining room, modern kitchen/breakfast room, 3 double bedrooms, large bathroom with walk-in shower, conservatory, and utility room. Additionally, the property benefits from ample driveway parking, an attached garage, and large lawned gardens to the front and rear.

The very convenient position, lovely manicured gardens, well-proportioned accommodation, and ample off road parking makes this an ideal home for anyone looking to enjoy Island life in one of it's most sought after coastal towns. A viewing is a must to fully appreciate everything this truly fantastic detached bungalow has to offer!



Accommodation

Porch

Entrance Hall

Lounge

22'4 x 10'6 (6.81m x 3.20m)

Kitchen/Dining Room

20'2 x 9'9 (6.15m x 2.97m)

Conservatory

15'8 x 10'7 (4.78m x 3.23m)

Bedroom 1

13' x 11' (3.96m x 3.35m)

Bedroom 2

12'11 x 11' (3.94m x 3.35m)

Bedroom 3

10'1 x 9'7 (3.07m x 2.92m)

Bathroom

Utility

Garage

Outside

To the front of the property the garden is laid to lawn with a driveway providing ample off road parking and access to the garage. Gated side access leads to large rear garden, which is laid mainly to lawn with a patio area.



Services

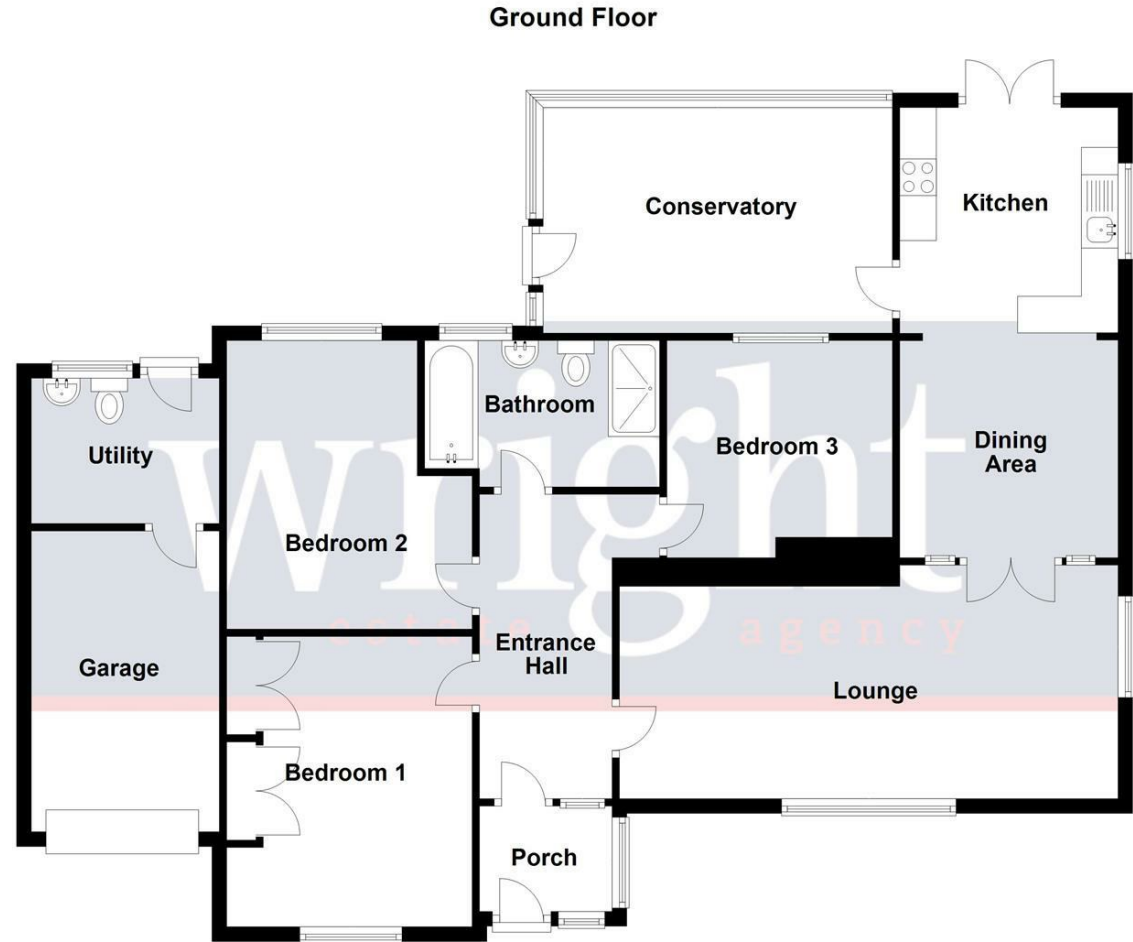
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

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

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PROTECTED

Viewing: Date Time