



- Wonderful Detached Bungalow
- Off Road Parking
- Gas Central Heating

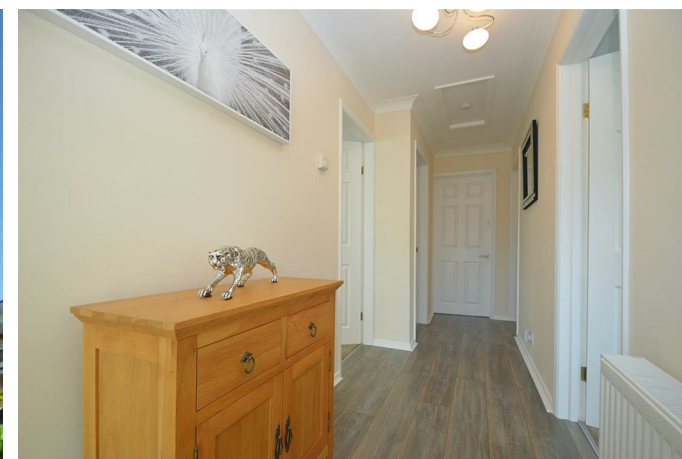
- Two Large Double Bedrooms
- Double Garage
- HIGHLY RECOMMENDED

- Fabulous Kitchen & Shower Room
- Large Patio Area & Garden
- Beautifully Presented

31 Sandy Lane, Shanklin, Isle of Wight, PO37 7DT

**£350,000**

Wright's are highly delighted to offer this FABULOUS BUNGALOW in Shanklin, which is beautifully presented to a very high standard. The home offers two exceptional bedrooms to the front, which are complemented with a large lounge/diner, a superb kitchen and bathroom. The living space overlooks the rear garden, which is again offered in superb condition. The home benefits from a large garage, with off road parking and must be seen to be fully appreciated. With the homes wonderful presentation, convenient location, easy access to bus routes and with local amenities near by, it overall offers a great lifestyle purchase for the next owners. We highly recommend a viewing and to explore the local area to fully appreciate what is available here, contact our Shanklin branch to arrange your viewing today!



# Accommodation

**Porch**

**Entrance Hall**

**Lounge/Dining Room**

16'0" x 12'10" (4.88 x 3.91)

**Bedroom 1**

14'11" x 13'1" (4.55 x 3.99 (4.54 x 3.98))

**Bedroom 2**

13'2" x 13'1" (4.01 x 3.99)

**Kitchen**

12'10" x 8'11" (3.91 x 2.72)

**Shower Room**

7'5" x 7'2" (2.26 x 2.18)

**Double Garage**

16'2" x 15'4" (4.93 x 4.67)

**Outside**

Ample off road parking to the front with gated access to the rear garden, which has a large patio area and steps down to the lower garden, which is very well presented and complemented with a shed and artificial grass for easy maintenance. The garage has a electric roller door and also access at the rear.



**Services**

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

**Council Tax**

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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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.

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

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

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