



- Superb Detached Bungalow
- Off Road Parking & Garage
- Gas Central Heating

- Beautifully Presented
- Flexible Accommodation
- Highly Recommended

- 2 Reception Rooms & 2 Bedrooms
- Lovely Gardens
- Great Location

42 Windsor Drive, Shanklin, Isle of Wight, PO37 7PB

£325,000

This very well-presented detached bungalow is located at the end of a quiet cul-de-sac, on the outskirts of Shanklin. The nearby town centre offers access to a range of shops, supermarkets, a doctor's surgery, bus stops with a regular service between many of the Island's main towns, and the local train station with mainland ferry connections. The picturesque 'Old Village' is within easy reach, and provides a range of popular pubs and eateries to choose from. The seafront with it's miles of sandy beaches and coastal paths to explore is only 5 minutes away by car.

The light and airy accommodation comprises a large entrance porch, inner hallway, lounge, dining room, separate kitchen, 2 double bedrooms, shower room and a separate cloakroom. Additionally, the property benefits from a driveway providing off road parking for 2 cars and access to the garage with an electric roller door, a landscaped/lawned front garden, and a level rear garden, which is laid mainly to lawn with a large decked area, 3 sheds, and is ideally placed to enjoy the sunshine.

The very peaceful location, easy access to Shanklin's many amenities, and the superbly presented accommodation makes this an ideal property for anyone looking to enjoy a quieter pace of life in one of the Island's most sought after coastal towns. A viewing is recommended to fully appreciate everything this truly fantastic detached bungalow has to offer!



Accommodation

Porch

7'11 x 6'7 (2.41m x 2.01m)

Hallway

Lounge

15'9 x 11'0 (4.80m x 3.35m)

Kitchen

12'8 x 7'4 (3.86m x 2.24m)

Dining Room

10'5 x 8'9 (3.18m x 2.67m)

Bedroom 1

12'9 max x 11'1 (3.89m max x 3.38m)

Bedroom 2

13'5 x 8'8 (4.09m x 2.64m)

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

W.C.

3'11 x 2'5 (1.19m x 0.74m)

Parking & Garage

The driveway provides off road parking for 2 cars. The garage offers a convenient access door through to the kitchen and the garage has a utility area at the far end.

The garage is 18'2 x 8'1.

Gardens

There are delightful gardens to the front and rear of the property. The rear garden benefits from a sunny position, with decking areas and 3 garden sheds. Mainly laid to lawn the outside space complements the home so well.



Services

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

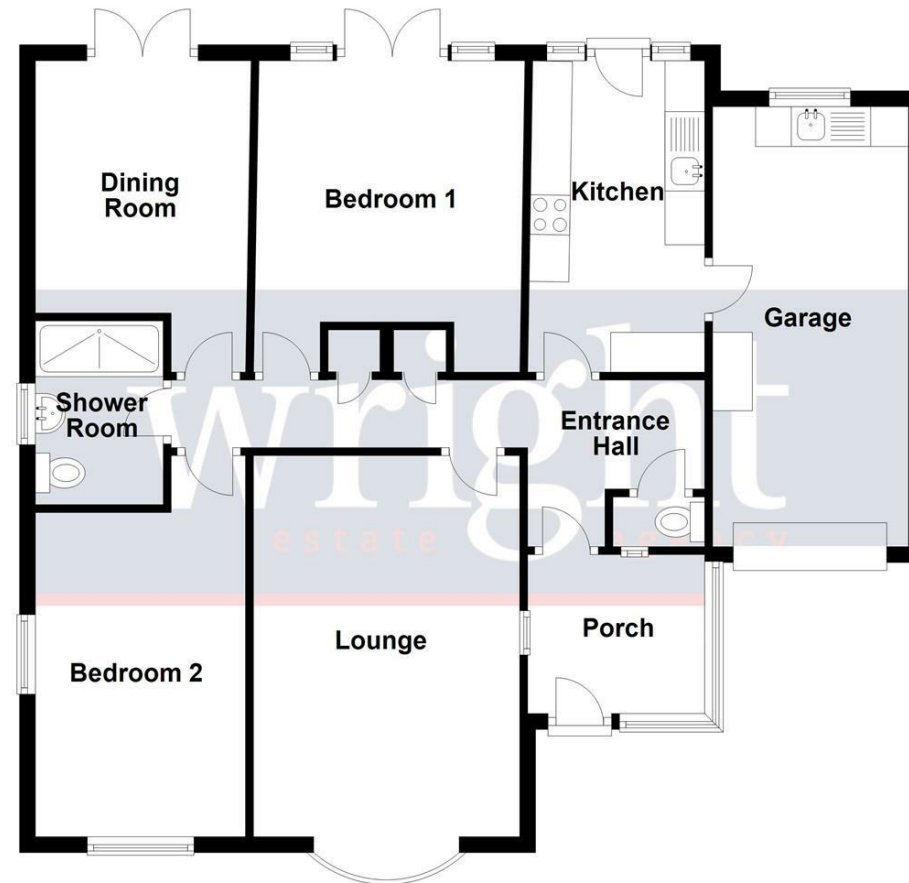
Council Tax

Band D - Please contact The Isle of Wight Council.

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



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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Viewing: Date Time