

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Semi-Detached House
- 4/5 Bedrooms
- 2 Reception Rooms

- Flexible Accommodation
- Great Location for Amenities
- Delightful Rear Garden

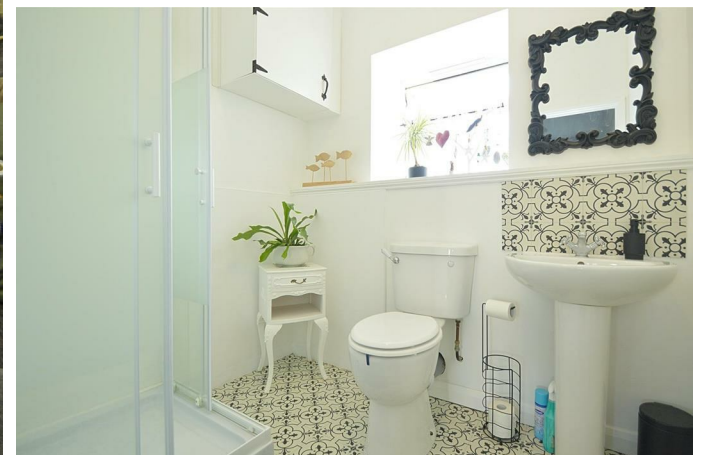
- Gas Central Heating
- Off Road Parking
- A Must View Home

28 Albert Road, Shanklin, Isle of Wight, PO37 7NS

£425,000

This is a wonderfully presented family home, which offers flexible accommodation depending on the new owners needs. Located in a popular residential road, close to the local transport facilities, the high street, and within walking distance of Shanklin Old Village. If you are searching for a large home or requiring room for a relative/elderly parents with a ground floor bedroom benefiting from a shower room, then this could be very suitable indeed. With its easy access from the main home it also has its own entrance door to the front of the property. Alternatively, the flexibility of either working from home or those seeking extra space for hobbies will certainly find this a home to consider.

There is off road parking to the front and the delightful rear garden is of a generous size, with a large patio and separate seating areas to enjoy. The overall presentation, colour schemes and layout of this period property must be seen to be fully appreciated, please don't delay and contact our Shanklin branch to arrange your viewing today.



Entrance Porch

Entrance Hallway

Lounge

14'4 into bay x 12'2 (4.37m into bay x 3.71m)

Dining Room

12'2 x 10'10 (3.71m x 3.30m)

Kitchen

12'1 x 9'5 (3.68m x 2.87m)

Bedroom 5

16'1 x 7' (4.90m x 2.13m)

Shower Room

7' x 5'7 (2.13m x 1.70m)

First Floor Landing

Bedroom 1

16'4 max x 10'3 into bay (4.98m max x 3.12m into bay)

Bedroom 2

12'1 x 10'8 (3.68m x 3.25m)

Bedroom 3/Office

11'6 x 6'11 (3.51m x 2.11m)

Bedroom 4

11'2 x 7'9 (3.40m x 2.36m)

Bathroom

9'5 x 8'8 (2.87m x 2.64m)

Separate W.C

4'5 x 3' (1.35m x 0.91m)

Off Road Parking

To the front is off road parking for 2 vehicles. Side access leads through to the rear garden.



Rear Garden

This delightful rear garden has a lovely maturity with trees and bushes, and these are complemented with superb seating areas. There are 2 sheds.

Services

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

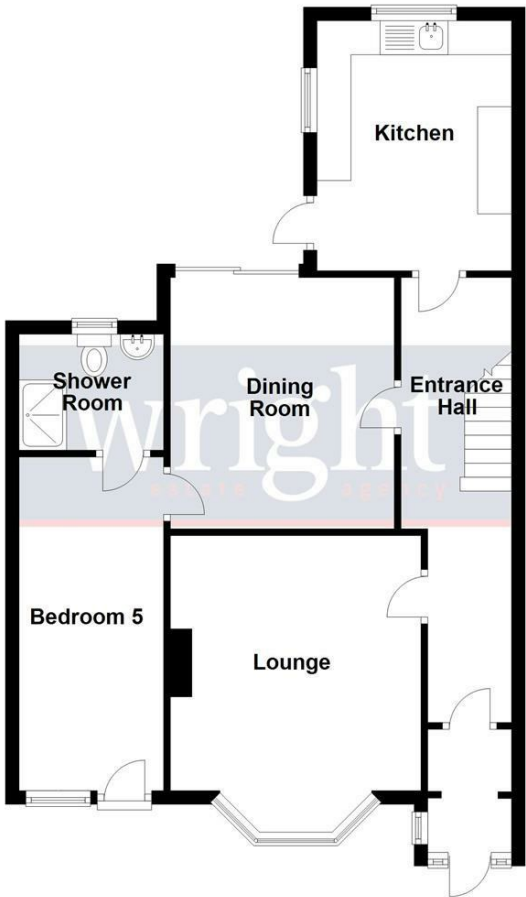
Council Tax

Council Tax Band D - Please contact the Isle of Wight Council.

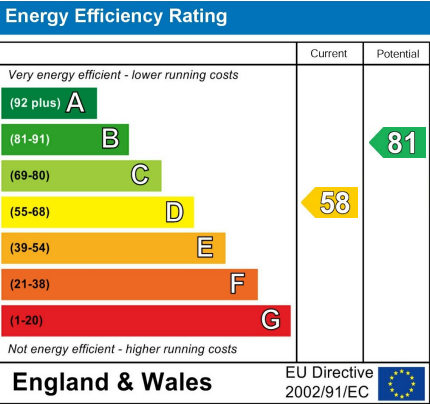
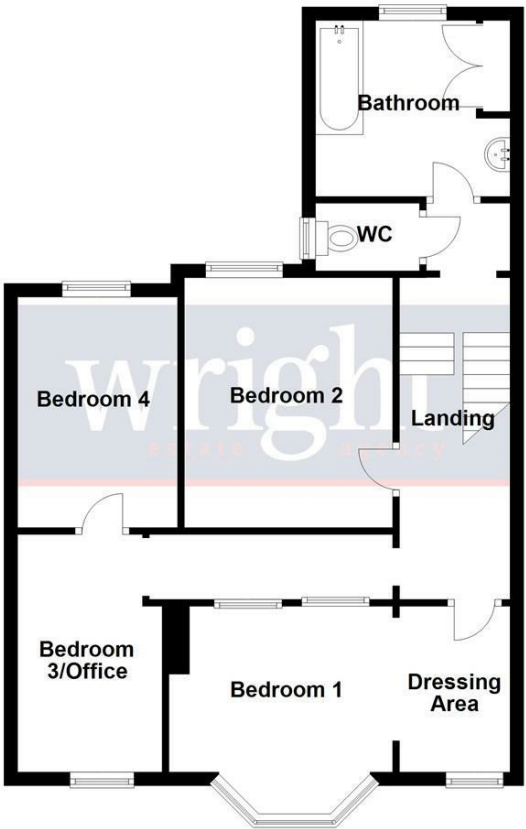
Agents Notes

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



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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PROTECTED



Viewing: Date Time