



- SUPERB Detached Home
- Modern Fitted Kitchen/Breakfast Room
- Close to Local Amenities

- 2 Double Bedrooms
- Large Lounge
- Lovely Rear Garden

- Dining Room/Bedroom 3
- Ample Driveway Parking & Garage
- Viewings Welcome

31 James Avenue, Lake, PO36 9NH

**£399,950**

This superb detached chalet style home is conveniently located within easy reach of local shops, bus stops, and the cliff path with direct access to the seafront. Sandown and Shanklin are both only a few minutes away by car and provide a range of supermarkets, doctor's surgeries, dentists, a leisure centre and train stations with direct ferry connections to the mainland.

The beautifully presented accommodation comprises a large lounge, modern kitchen/breakfast room, dining room/bed 3, and cloakroom on the ground floor, with 2 spacious double bedrooms with fitted storage, and the bathroom on the first floor. Additionally, the property benefits from ample driveway parking, good-sized garage, and a pretty rear garden.

The convenient location and spacious accommodation makes this an ideal home for those in search of a 'turn key' property in truly immaculate condition inside and out. A viewing is a must to fully appreciate everything this fantastic detached property has to offer!



## Accommodation

### Entrance Hall

### Lounge

20'3 x 10'10 (6.17m x 3.30m)

### Kitchen/Breakfast Room

19'10 x 7'10 (6.05m x 2.39m)

### Dining Room/Bed 3

11'6 x 8'3 (3.51m x 2.51m)

### Cloakroom

### First Floor Landing

### Bedroom 1

15'8 x 10'11 (4.78m x 3.33m)

### Bedroom 2

11'8 x 11'7 (3.56m x 3.53m)

### Bathroom

8'6 x 7'9 (2.59m x 2.36m)

### Outside

To the front of the property the block paved driveway provides ample off road parking and access to the garage (20' x 8'11). The enclosed rear garden is laid mainly to lawn with 2 patio areas, flower borders, and a garden shed.



**Services**

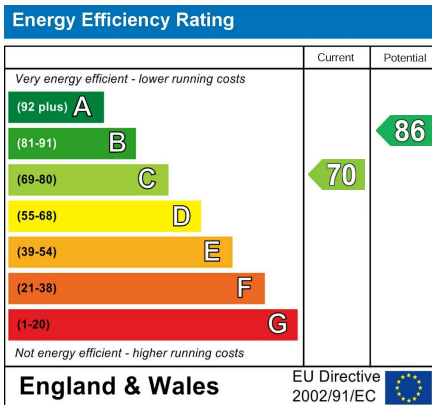
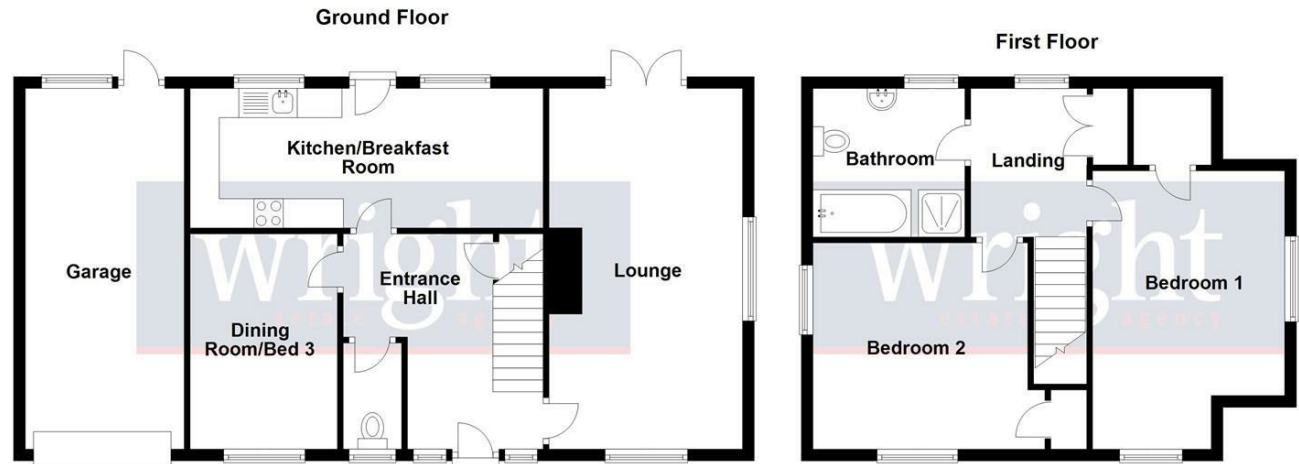
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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.



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 .....