

shanklin@wright-iw.co.uk

wright
estate agency



- Detached House
- Driveway & Garage
- Close to Local Amenities
- 4 Bedrooms
- Enclosed Garden
- Ideal Family Home
- Lounge & Separate Dining Room
- Popular Estate Location
- Viewing Recommended!

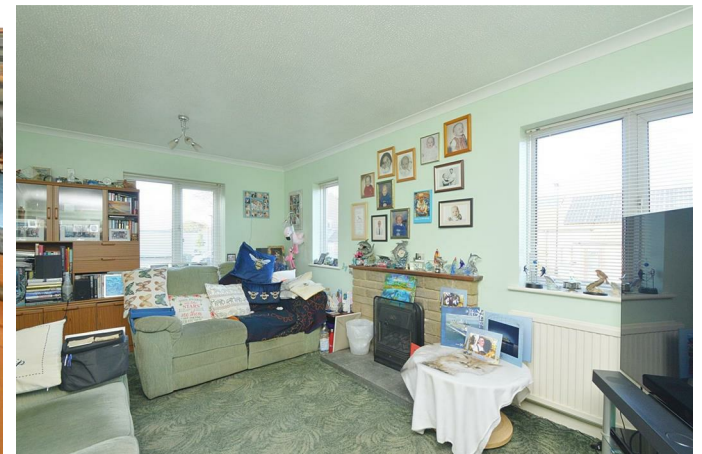
4 Merrie Gardens, Lake, PO36 9QD

£299,950

This fantastic detached home is located towards the bottom of Merrie Gardens, a very popular estate, just a short walk from 2 supermarkets, a popular primary school, and bus stops providing a regular service between Shanklin and Sandown. The local train station with direct ferry connections to the mainland and the seafront are both only 5 minutes away by car.

The well-proportioned accommodation comprises a lounge, dining room, kitchen, and cloakroom on the ground floor, with 4 bedrooms, the bathroom, and a separate W.C. on the first floor. Additionally, the property benefits from a driveway providing off road parking for several cars, a garage, and a lawned garden with gated access to Blackpan Close.

The easy access to many local amenities, driveway parking/garage, and enclosed garden makes this an ideal family home for anyone looking to enjoy Island life in one of it's most popular coastal locations. A viewing is recommended to appreciate everything this detached home has to offer!



Accommodation

Porch

Entrance Hall

Cloakroom

Lounge

17'10 x 10'8 (5.44m x 3.25m)

Dining Room

9'7 x 7'9 (2.92m x 2.36m)

Kitchen

10'10 x 7'8 (3.30m x 2.34m)

Rear Lobby

First Floor Landing

Bedroom 1

11'8 x 7'10 max (3.56m x 2.39m max)

Bedroom 2

10'8 x 9'8 (3.25m x 2.95m)

Bedroom 3

10'8 x 7'9 (3.25m x 2.36m)

Bedroom 4

6'6 x 6' (1.98m x 1.83m)

Bathroom

Separate W.C.

Outside

To the front of the property the garden is laid to lawn. To the rear of the property the paved driveway provides off road parking and access to the garage (17'3 x 8'3). The lawned garden is enclosed by recently replaced fencing and has gated access to Blackpan Close.



Services

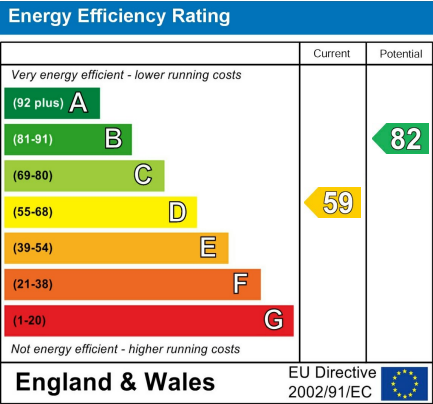
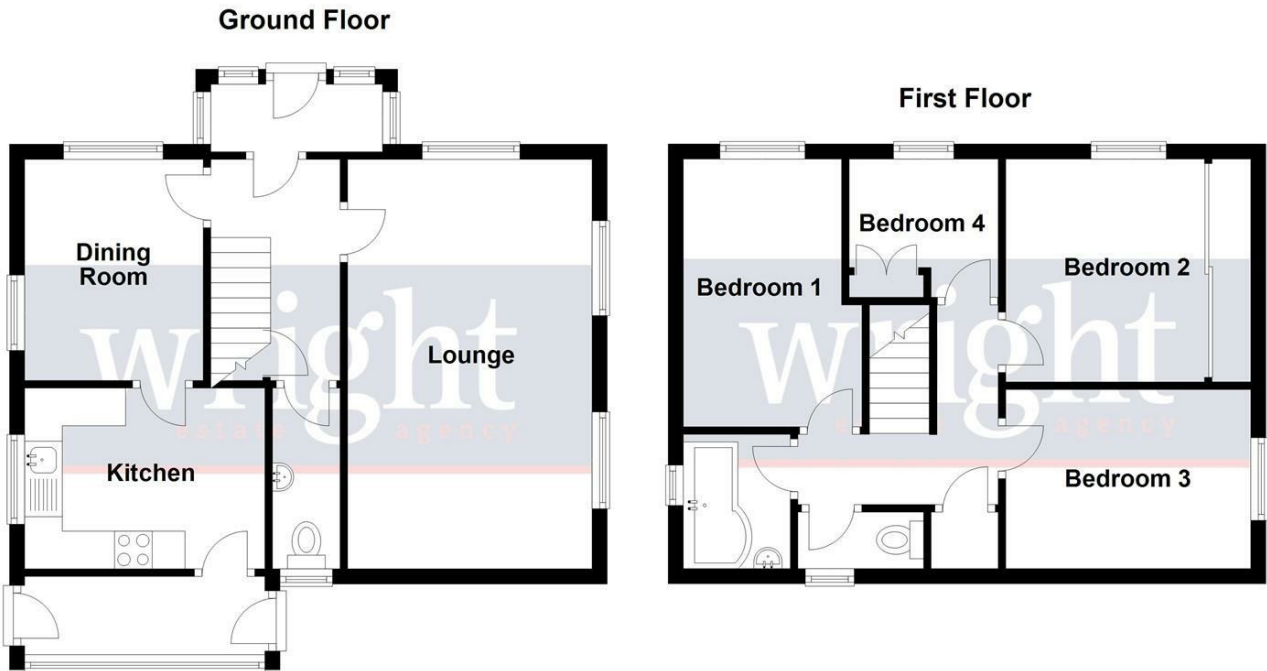
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



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