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wright
estate agency



- Semi-Detached House
- Gated Driveway
- Short Walk to Town, Beach & Train Station
- 3 Bedrooms
- Enclosed Garden
- Excellent Decorative Condition Throughout
- Large Open-Plan Kitchen/Diner & Separate Lounge
- Modern Bathroom
- Viewings Welcome

31 Wilton Road, Shanklin, PO37 7DA

£265,000

This charming semi-detached house is conveniently located within easy walking distance of the nearby town centre, with access to a range of useful amenities, the local train station with mainland ferry connections, and the seafront with miles of sandy beaches and coastal paths to explore.

The well-presented accommodation comprises a large open-plan kitchen/dining room and a separate lounge on the ground floor, with 3 bedrooms and the bathroom with a separate walk-in shower on the first floor. Additionally, the property benefits from a gated driveway providing off road parking and an enclosed garden.

The easy access to local amenities, off road parking, and modern decor makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic semi-detached property has to offer.



Accommodation

Entrance Hall

Lounge

11'10 x 11'5 (3.61m x 3.48m)

Dining Room

11'10 x 11'4 (3.61m x 3.45m)

Kitchen

14'2 max x 9'1 (4.32m max x 2.77m)

First Floor Landing

Bedroom 1

11'10 x 11'6 (3.61m x 3.51m)

Bedroom 2

11'10 x 11'5 (3.61m x 3.48m)

Bedroom 3

8'2 x 6'5 (2.49m x 1.96m)

Bathroom

9'1 x 5'8 (2.77m x 1.73m)

Outside

To the side of the property the gated driveway provides off road parking. The garden is partly laid to lawn with a patio area, garden shed and an outside W.C.



Services

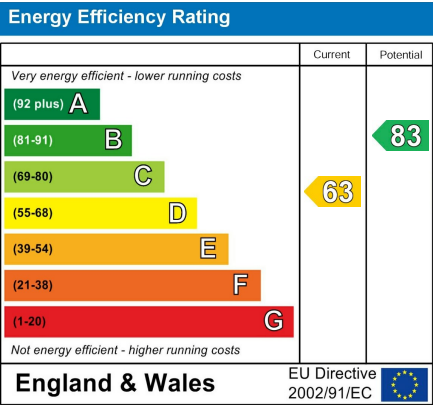
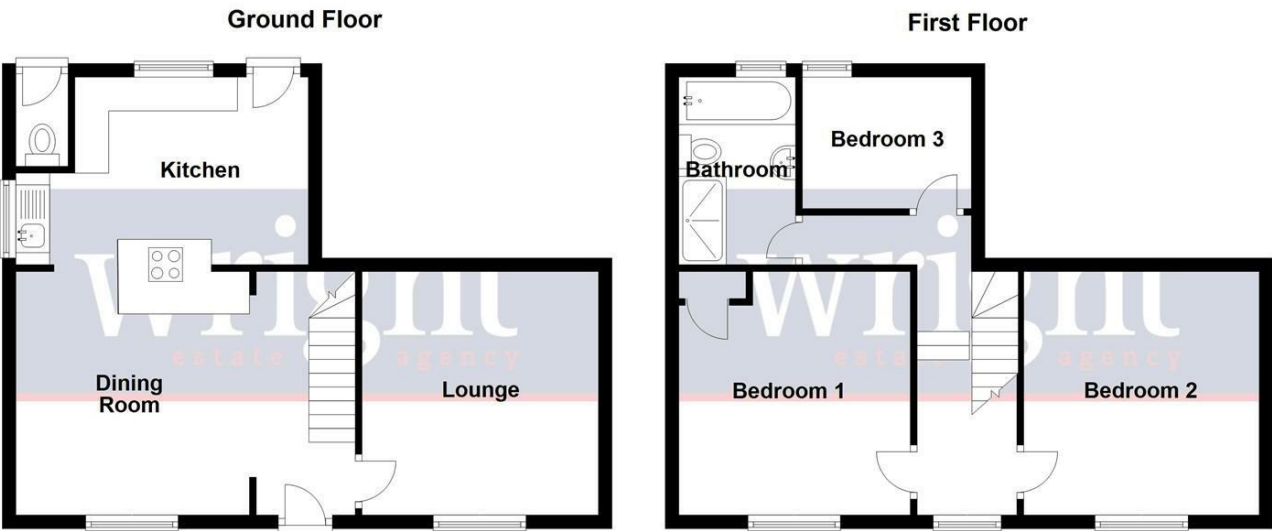
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Council Tax Band C - 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 fitments, 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