



- Semi-Detached Bungalow
- Driveway & Garage
- Close to Town, Beach & Train Station
- 2 Bedrooms
- Utility Area
- Lovely Enclosed Rear Garden
- Lounge & Separate Kitchen/Dining Room
- Well-Presented Accommodation
- CHAIN FREE

75 Carter Avenue, Shanklin, PO37 7NG

£279,950

This semi-detached bungalow is located within walking distance of Shanklin town centre, offering access to a range of shops, supermarkets, the local train station with mainland ferry connections, and miles of sandy beaches and coastal paths to explore. Shanklin 'Old Village' with its picturesque thatched cottages and several popular eateries to choose from is within easy reach.

The very well-presented accommodation comprises a lounge, kitchen/dining room, utility, shower room, and 2 bedrooms. Additionally, the property benefits from a driveway providing off road parking, a garage with an up and over door, and a lovely enclosed rear garden, which is partly laid to lawn with a large patio area.

The convenient location and level, well-presented accommodation makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this CHAIN FREE semi-detached bungalow has to offer!



Accommodation

Porch

Entrance Hall

Lounge

15'11 x 9'11 (4.85m x 3.02m)

Kitchen/Diner

13'10 x 9'10 (4.22m x 3.00m)

Utility

7'3 x 5'7 (2.21m x 1.70m)

Bedroom 1

11'10 x 8'11 (3.61m x 2.72m)

Bedroom 2

9'9 x 8'11 (2.97m x 2.72m)

Shower Room

8'6 x 5'4 (2.59m x 1.63m)

Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking and access to the garage with an up and over door. Gated side access leads to the lovely enclosed rear garden, which is partly lawned with a large patio area.



Services

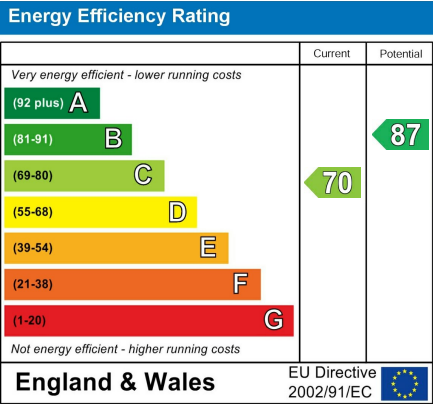
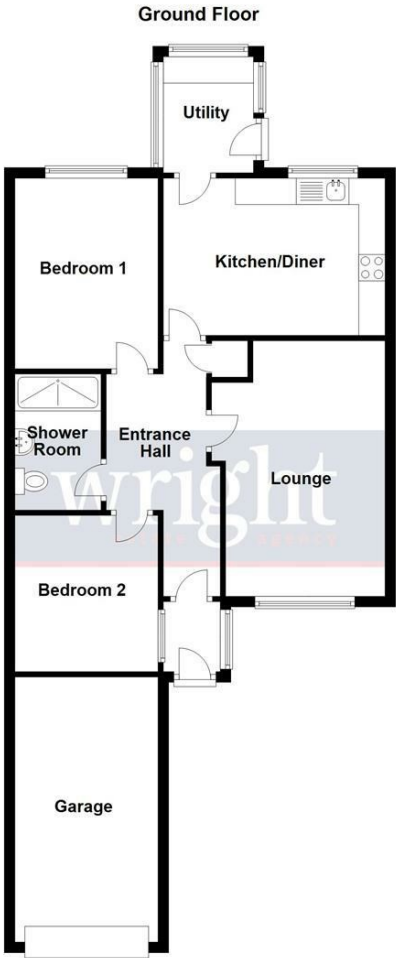
Unconfirmed: gas, electric, telephone, mains water and drainage.

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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Viewing: Date Time