



- Victorian Semi-Detached House
- Driveway & Garage
- Short Walk to Shanklin 'Old Village'
- 3 Double Bedrooms
- Enclosed Rear Garden
- Popular Residential Location
- 2 Reception Rooms & Large Kitchen/Diner
- Ideal Family Home
- Viewings Welcome

4 Florence Road, Shanklin, PO37 6PB

£389,950

Located in the charming town of Shanklin, this delightful Victorian semi-detached house presents an ideal family home. With its classic architecture and modern comforts, it offers a perfect blend of character and practicality. The property boasts three generously sized bedrooms, providing ample space for family living or guests.

Upon entering, you will find two inviting reception rooms and a large kitchen/diner, perfect for entertaining or enjoying quiet evenings with loved ones. The layout is designed to create a warm and welcoming atmosphere, making it easy to envision family gatherings and cherished moments.

The house features a well-appointed bathroom with a separate shower, ensuring convenience for the whole family. Additionally, the property benefits from a driveway providing off road parking and access to the garage, a valuable asset in this desirable area.

One of the standout features of this home is its proximity to Shanklin's 'Old Village', a picturesque area known for its quaint shops, delightful eateries, and beautiful surroundings. A short walk will take you to this charming locale, where you can enjoy the local culture and community spirit.

This semi-detached house is not just a property; it is a place where memories can be made. With its spacious interiors, convenient location, and classic Victorian charm, it is an opportunity not to be missed for those seeking a family home in Shanklin.



Accommodation

Entrance Hall

Lounge

14'8 into bay x 12'3 (4.47m into bay x 3.73m)

Sitting Room

12'5 x 11' (3.78m x 3.35m)

Kitchen

13'6 x 11'2 (4.11m x 3.40m)

Dining Area

13'8 x 6'9 (4.17m x 2.06m)

First Floor Landing

Bedroom 1

14'8 into bay x 11'2 (4.47m into bay x 3.40m)

Bedroom 2

12'6 x 11'1 (3.81m x 3.38m)

Bedroom 3

11'3 x 10'2 (3.43m x 3.10m)

Bathroom

Separate W.C.

Outside

To the front of the property the brick paved driveway provides off road parking and access to the garage (16'5 x 13'9 max) with power, lighting and an electric roller door. The rear garden is laid mainly to lawn with a patio area.



Services

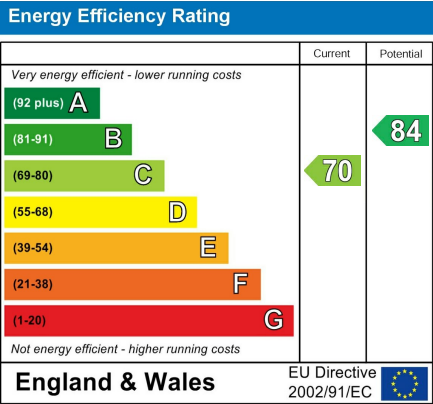
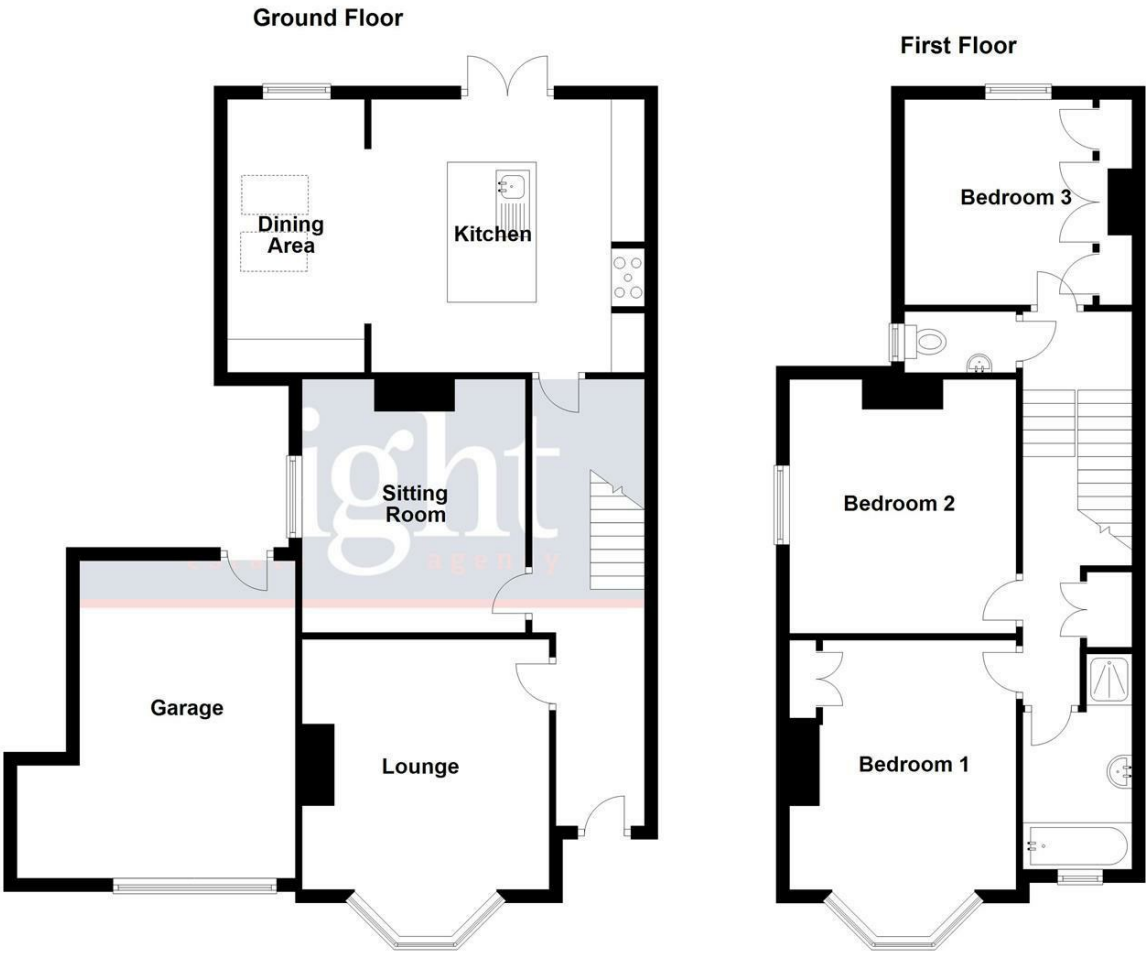
Unconfirmed: gas, electric, telephone, mains water and drainage.

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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Viewing: Date Time