

shanklin@wright-iw.co.uk

wright  
estate agency



- Terraced House
- Short Walk to Local Schools & Park
- Ideal Family Home

- 3 Bedrooms
- Well-Presented Throughout
- UPVC Double Glazing & Central Heating

- CHAIN FREE
- Sunny Rear Garden
- CASH BUYERS ONLY

42 Lea Road, Lake, PO36 9HZ

£180,000



Located in the popular seaside town of Lake, this delightful terraced house presents an excellent opportunity for families seeking a new home. With three bedrooms, this property is designed to accommodate the needs of modern family life.

One of the standout features of this home is its CHAIN FREE status, allowing for a smooth and efficient purchase process. The property is ideally situated close to local schools, making it a perfect choice for families with children. The convenience of nearby educational facilities ensures that daily school runs are both quick and easy.

The house itself offers a warm and inviting atmosphere, providing ample space for relaxation and family gatherings. The layout is practical, allowing for comfortable living and entertaining.

This property is not just a house; it is an ideal family home where memories can be made. With its convenient location and family-friendly features, this terraced house on Lea Road is a must-see for anyone looking to settle in a welcoming community. Due to the non-standard construction, this property is only suitable for CASH BUYERS.





# Accommodation

## Entrance Hall

## Lounge

16' x 10' (4.88m x 3.05m)

## Kitchen

13' x 9'3 (3.96m x 2.82m)

## Rear Lobby

5'9 x 5'7 (1.75m x 1.70m)

## Cloakroom

## First Floor Landing

## Bedroom 1

15'4 x 9'3 (4.67m x 2.82m)

## Bedroom 2

13'8 x 9'3 (4.17m x 2.82m)

## Bedroom 3

9'5 plus recess x 6'4 (2.87m plus recess x 1.93m)

## Shower Room

7'4 x 5'11 (2.24m x 1.80m)

## Outside

To the front of the property the garden is laid to lawn. The enclosed rear garden is laid mainly to artificial lawn with a decked area and garden shed.



Services

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

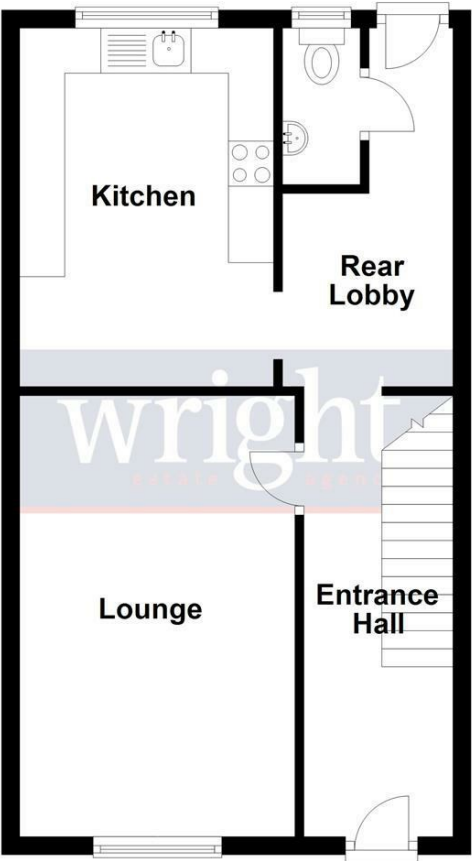
Council Tax

Band B - Please contact The Isle of Wight Council on 01983 823901.

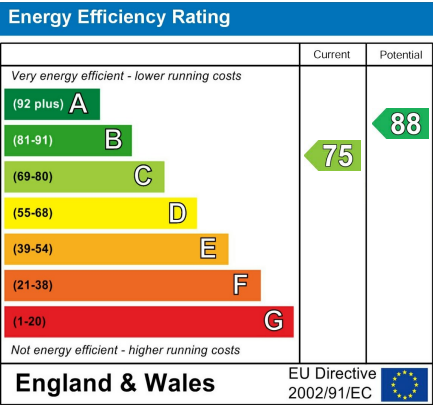
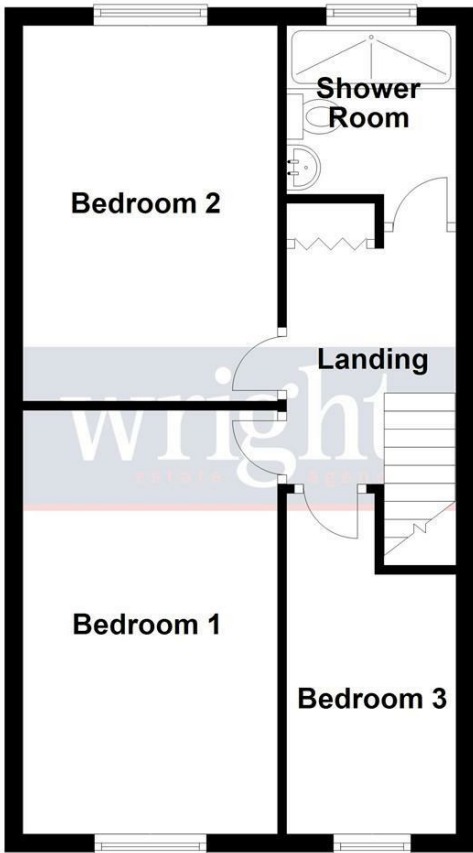
Agents Notes

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.

Ground Floor



First Floor



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.



33 Regent Street, Shanklin, Isle of Wight, PO37 7AF



Phone: 01983 866822

Email: shanklin@wright-iw.co.uk



PROTECTED



Viewing:      Date .....      Time .....