

shanklin@wright-iw.co.uk

wright
estate agency



- Semi-Detached House
- West-Facing Courtyard Garden
- Modern Kitchen

- 2 Double Bedrooms + Office/Bed 3
- Off Road Parking
- Close to Local Amenities

- 2 Reception Rooms
- Short Walk to Cliff Path
- Viewings Welcome

21 Ranelagh Road, Lake, Isle of Wight, PO36 8NX

£260,000

Located on the charming Ranelagh Road in Lake, this delightful semi-detached house offers a perfect blend of comfort and convenience. Just a short stroll from the picturesque Cliff Path, residents can enjoy the stunning coastal views and refreshing sea air.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals and gather with family and friends.

Outside, the courtyard garden presents a lovely outdoor space, ideal for enjoying sunny afternoons or hosting summer barbecues. Additionally, the property features off-road parking, ensuring that you have a secure and convenient place for your vehicle.

This home is perfect for those seeking a tranquil lifestyle while still being close to local amenities and the beautiful coastline. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in the Lake area.



Accommodation

Entrance Hall

Lounge

14'3 into bay x 12'1 (4.34m into bay x 3.68m)

Dining Room

12' x 11'11 (3.66m x 3.63m)

Kitchen

12'3 'x 7'9 (3.73m 'x 2.36m)

First Floor Landing

Separate W.C.

Bedroom 1

14'3 into bay x 12'1 (4.34m into bay x 3.68m)

Bedroom 2

12'1 x 12'1 (3.68m x 3.68m)

Office/Bed 3

8'2 x 7' (2.49m x 2.13m)

Bathroom

8'1 x 5'3 (2.46m x 1.60m)

Outside

To the front of the property the block paved driveway provides off road parking. Gated side access leads to the sunny west-facing courtyard garden.



Services

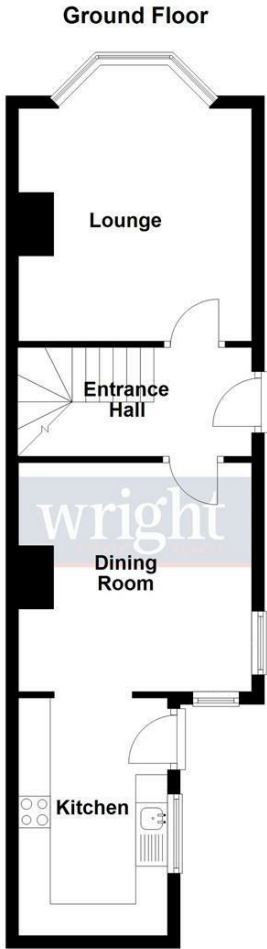
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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

Viewing: Date Time