



- Substantial Semi-Detached Home
- Off Road Parking for 1 Car
- Short Walk to Local Train Station & Seafront
- 4 Bedrooms (2 En Suite)
- Central Town Location
- Ideal Family Home
- Large Lounge/Dining Room
- Sunny Decked Area with Storage
- Viewings Welcome

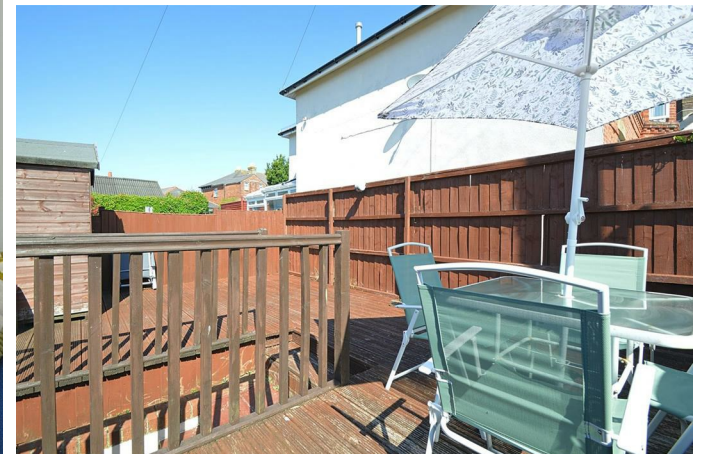
16 Clarendon Road, Shanklin, Isle of Wight, PO37 7AG

£325,000

Located in the heart of Shanklin, this substantial semi-detached home offers an ideal blend of comfort and convenience. Boasting four generously sized double bedrooms, two of which feature en-suite facilities, this property is perfect for families or those seeking extra space. The central location ensures that you are just a short stroll away from the beautiful seafront, allowing you to enjoy the stunning coastal views and vibrant local amenities.

The property comprises a welcoming lounge/dining room, providing a perfect space for relaxation or entertaining guests. The good sized kitchen is ideal for meal preparation and the daily chores of a busy family home. Additionally, the property benefits from off-road parking for one vehicle, a valuable asset so close to the town centre.

With its prime location and spacious layout, this semi-detached house presents an excellent opportunity for those looking to embrace the charm of Shanklin life. Whether you are seeking a family home or easy access to the mainly local amenities on offer, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful residence your own.



Accommodation

Porch

Entrance Hall

Lounge/Dining Room

26'2 into bay x 12'6 max (7.98m into bay x 3.81m max)

Kitchen

16'9 max x 11'3 max (5.11m max x 3.43m max)

Bedroom 4

11'2 x 11' (including en suite) (3.40m x 3.35m (including en suite))

En Suite

First Floor Landing

Bedroom 1

14'5 into bay x 11' (4.39m into bay x 3.35m)

Bedroom 2

11'5 x 11' (3.48m x 3.35m)

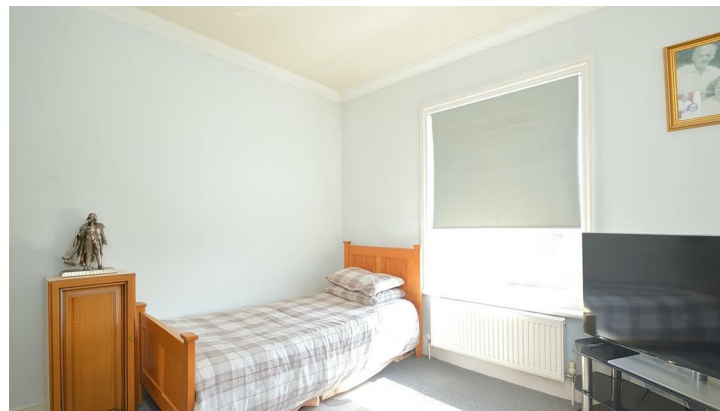
Bedroom 3

11'10 x 11'2 (3.61m x 3.40m)

En Suite

Outside

To the front of the property the garden is gravelled for ease of maintenance. To the rear of the property the decked area is an ideal spot to enjoy the sunshine. Gated side access leads to the off road parking for 1 car.



Services

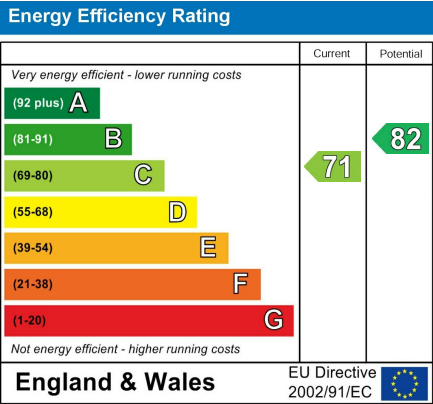
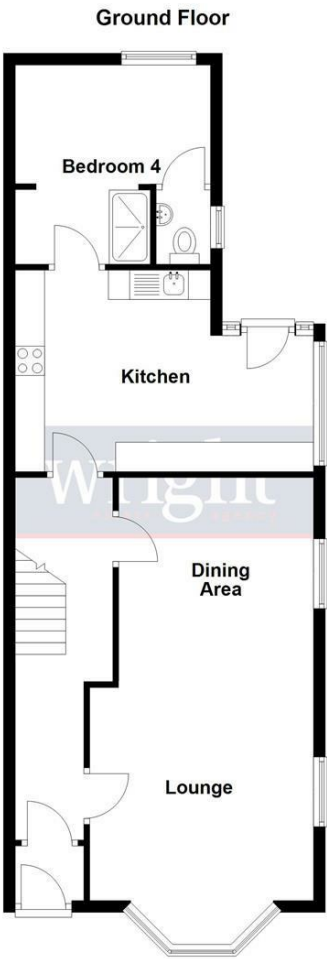
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



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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