



- End of Terrace Home
- Enclosed Rear Garden
- CHAIN FREE

- 3 Bedrooms
- Quiet Residential Location
- Modernisation Required

- En-Bloc Garage
- Close to Local Schools & Train Station
- Viewings Welcome

39 Central Way, Sandown, PO36 9DW

£220,000

This end of terrace home is located in a quiet residential setting, within walking distance of local schools, Los Altos Park, and Sandown train station with direct ferry links to the mainland.

The accommodation would benefit from general modernisation and comprises a good-sized lounge and kitchen/diner on the ground floor, with 3 bedrooms and the bathroom on the first floor. Additionally, the property benefits from an enclosed rear garden and en-bloc garage.

The convenient location, scope to add value and family-friendly accommodation makes this an home for anyone wanting to put their own stamp on a home in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this CHAIN FREE property has to offer!



## Accommodation

### Hallway

### Lounge

15'3 x 12'6 (4.65m x 3.81m)

### Kitchen/Diner

15'4 x 9'9 (4.67m x 2.97m)

### First Floor Landing

### Bedroom 1

12'6 plus recess x 8'5 (3.81m plus recess x 2.57m)

### Bedroom 2

9'1 x 8'9 (2.77m x 2.67m)

### Bedroom 3

8'9 x 6' (2.67m x 1.83m)

### Bathroom

### Outside

To the front of the property the garden is laid to lawn. There is ample on street parking. The rear garden is also laid mainly to lawn. The en-bloc garage with an up and over door is located adjacent to the terrace of properties.



**Services**

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

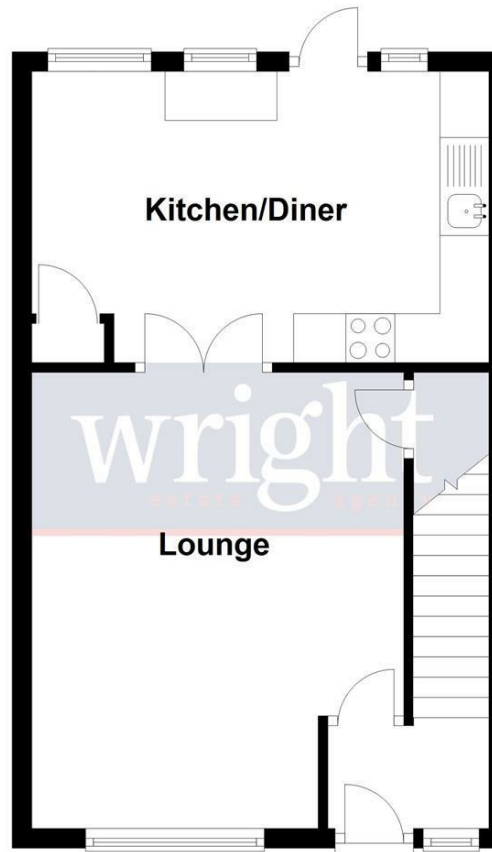
**Council Tax**

Band C - Please contact The Isle of Wight Council.

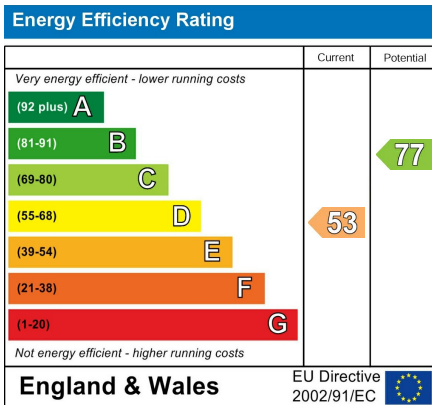
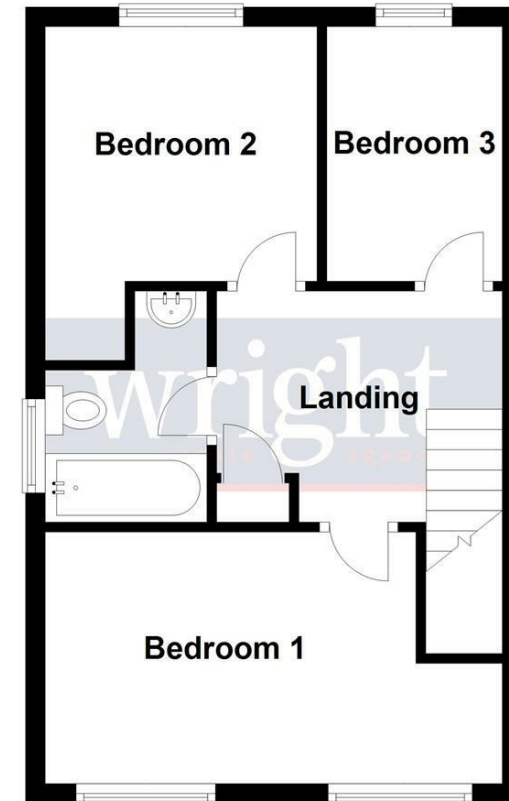
**Agents Notes**

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 .....