



- Detached Bungalow
- Quiet Cul-de-Sac Location
- Conservatory

- 3 Bedrooms
- Close to Local Amenities
- Double Glazing & Gas Central Heating

- Driveway & Garage
- Enclosed Rear Garden
- Viewings Welcome

33 Fir Tree Close, Shanklin, PO37 7EX

**£315,000**

Located in the popular seaside town of Shanklin, this detached bungalow offers a delightful blend of comfort and convenience. With 3 well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious lounge/dining room provides an inviting space for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

One of the standout features of this property is the ample driveway parking accommodating several vehicles, and the additional parking and useful storage provided by the integral garage, which is a rare find in such a popular location. The lovely enclosed rear garden is laid mainly to lawn and features a variety of useful outbuildings.

Shanklin itself is renowned for its beautiful beaches, scenic landscapes, and vibrant community, making it a wonderful place to call home. Whether you are looking to enjoy leisurely strolls along the coast or utilise the many local amenities on offer, this property places you right at the heart of it all.

In summary, this delightful bungalow in Shanklin presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a desirable location. Do not miss the chance to make this lovely property your new home!



# Accommodation

## Entrance Hall

### Lounge/Dining Room

22'8 x 11'11 (6.91m x 3.63m)

### Kitchen

9'4 x 8'3 (2.84m x 2.51m)

### Bedroom 1

12'7 x 9'11 (3.84m x 3.02m)

### Bedroom 2

9'10 x 9'10 (3.00m x 3.00m)

### Bedroom 3

9'11 x 8'10 (3.02m x 2.69m)

## Shower Room

## Outside

To the front of the property the driveway provides off road parking and access to the integral garage (15'7 x 7'11). The enclosed rear garden is laid mainly to lawn with a patio area and features a variety of useful outbuildings.



## Services

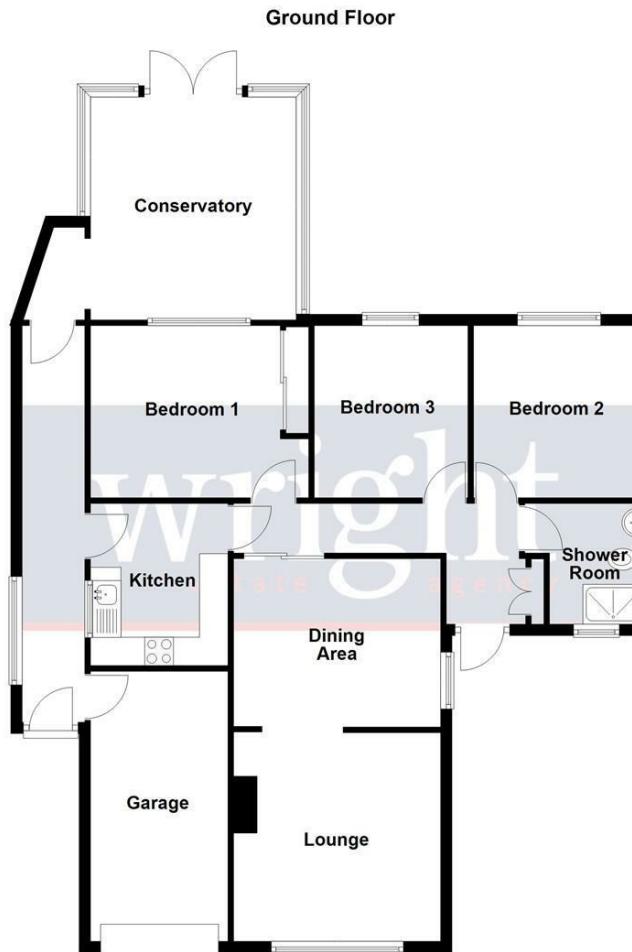
Unconfirmed: gas, electric, telephone, mains water and drainage.

## 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 fitments, 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.

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 Email: shanklin@wright-iw.co.uk

<b>Viewing:</b>	Date .....	Time .....
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