

Duncroft Gardens Shanklin, PO37 7JJ

£299,950



This spacious 3 bedroom semi-detached house is located in a quiet residential area in Shanklin, within walking distance to local schools, shops, Shanklin town centre & sandy beaches. The property consists of a spacious living/dining room, modern-fitted kitchen, Three double bedrooms, shower room & separate WC. Outside offers a good-sized garden & patio area including carp pond & outbuilding with decking & electric ideal for a study space or gym. Other benefits of the property includes an internal garage, driveway for three vehicles, side access, gas central heating & double glazing. This is the perfect family home!!

3 BEDROOMS

CLOSE TO SCHOOLS, SHOPS & TOWN CENTRE

GARAGE

SEMI-DETACHED HOUSE

OUTBUILDING IDEAL FOR STUDY/STUDIO/GYM

OFF-ROAD PARKING

ROOMS

Entrance Porch 6' 3" x 4' 3" (1.9m x 1.3m)

Vinyl flooring. Double glazed windows to front and side aspect.

Entrance Hallway

Carpet flooring. Understairs storage with boiler, fuse box & meters.

Lounge/Diner 14' 5" x 21' 1" (4.39m x 6.42m)

Carpet flooring. Feature fireplace with fitted log effect fire. Two double glazed windows to rear aspect & door. Two radiators.

Kitchen 9' 10" x 8' 6" (3m x 2.6m)

Laminate flooring. Modern-fitted kitchen with wall base fitted units. Electric hob & cooker. Space for white goods. Double glazed windows to side aspect & door leading on to the garden.

Landing

Carpet flooring. Double glazed window to front aspect.

Bedroom 1 10' 10" x 11' 6" (3.3m x 3.5m)

Carpet flooring. Built-in wardrobe. Double glazed window to front aspect. Radiator.

Bedroom 2 13' 1" x 10' 10" (4m x 3.3m)

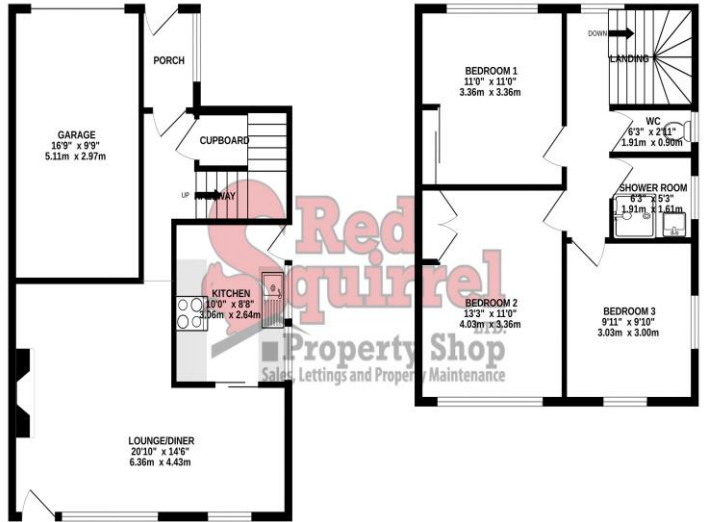
Carpet flooring. Built-in wardrobe. Double glazed window to rear aspect & radiator.

Bedroom 3 9' 10" x 9' 10" (3m x 3m)

Carpet flooring. Two double glazed windows to rear & side aspect. Radiator.

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their operability or efficiency can be given. Made with Metropac 12/023

Shower Room 5' 3" x 6' 3" (1.6m x 1.9m)

Laminate flooring. Walk in shower. Sink basin. Heated towel rail. Two Single glazed window to side aspect.

WC 6' 3" x 2' 7" (1.9m x 0.8m)

Laminate flooring. WC. Single glazed window to side aspect.

Garage 16' 9" x 9' 9" (5.11m x 2.97m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

