

Wilton Park Road Shanklin, PO37 7BU

£575,000



GREAT INVESTMENT OPPORTUNITY!! This spacious 6 bedroom detached house is located in the popular town of Shanklin, within walking distance to Shanklin town centre, sandy beaches & old village. Downstairs consists of a spacious sitting room, living/dining room, utility room, study, kitchen, downstairs WC, reception and play room. Upstairs consists of a family bathroom, four double bedrooms and two single bedrooms, one benefitting from an en-suite. Outside offers a good-sized patio area & garden space. Other benefits of the property includes a driveway for four vehicles, Gas central heating & double glazing throughout. This would be the perfect family home or alternatively great for investors.

6 BEDROOMS

GOOD-SIZED GARDEN & PATIO AREA

CLOSE TO TOWN CENTRE & BEACH

DETACHED HOUSE

PERFECT INVESTMENT OPPORTUNITY!!

GAS CENTRAL HEATING & DOUBLE GLAZING!!

ROOMS

Entrance Hall

Sitting Room 14' 0" x 12' 2" (4.26m x 3.72m)
Double glazed bay window to front aspect. Radiator.

Living/dining room 26' 5" x 12' 3" (8.04m x 3.73m)
LVT flooring. Double glazed bay window to front aspect. Radiator.

Utility room 19' 0" x 8' 8" (5.78m x 2.64m)
LVT Flooring. Cupboards. Double glazed windows to side aspect. Double glazed french doors to rear aspect. Radiator.

Study 11' 8" x 8' 8" (3.56m x 2.64m)
LVT Flooring. Double glazed window to front aspect. Radiator.

Kitchen 10' 6" x 12' 3" (3.20m x 3.73m)
Tiled flooring. Modern fitted kitchen. Gas hob & electric oven. Sink drainer. Wall base units. Double glazed window to rear aspect.

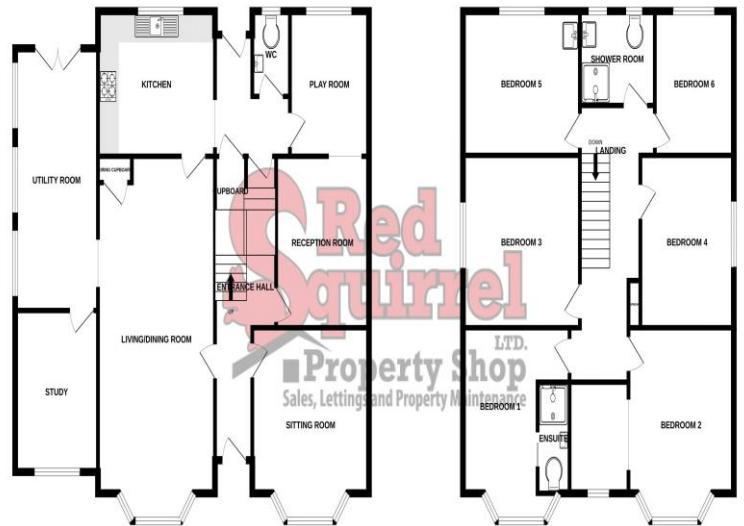
Downstairs WC

Play room 10' 6" x 8' 3" (3.20m x 2.52m)
Carpet flooring. Double glazed window to rear aspect. Radiator.

Reception room 12' 5" x 9' 9" (3.78m x 2.96m)

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2024

Carpet flooring. Double glazed window to side aspect. Radiator.

Landing

Family bathroom 6' 10" x 7' 10" (2.08m x 2.39m)
Laminate flooring. Modern-fitted bath, sink basin & WC. Two double glazed frosted windows to rear aspect.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		70
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		