



## 4 ST. MICHAELS CLOSE

SHALFLEET, PO30 4PH

£410,000  
FREEHOLD

A charming home that offers a wonderful opportunity for those seeking a peaceful retreat in a semi-rural setting. This property boasts four spacious bedrooms, providing ample space for any growing family. Although the property would benefit from some modernisation, this presents an exciting chance for the new owners to put their own stamp on the place. Offered as CHAIN FREE.

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## 4 ST. MICHAELS CLOSE

- 4 bedroom detached house
- Good size rooms
- In need of some modernisation
- Quiet position
- Good size garden
- CHAIN FREE



The accommodation with approximate measurements

Door to

### Entrance hallway

A good size light and airy reception area. Under stairs storage cupboard. Stairs to first floor. Built in storage cupboard and storage for coats and shoes. Radiator. Doors to:

### Lounge 6.71 x 2.96 (22'0" x 9'8")

Double glazed windows to both side and rear aspects. Three radiators. Door to Inner hallway.

### Inner hallway

Double glazed door to garden. Loft hatch.

### Kitchen 3.64 x 2.75 (11'11" x 9'0")

A selection of floor, wall and drawer units. Stainless steel sink and drainer. Space for washing machine and fridge/freezer. Double glazed window to rear aspect.

### Shower room 2.21 x 1.62 (7'3" x 5'3")

Shower cubicle. Low level WC. Hand basin. Double glazed window to side aspect.

### Bedroom 4.38 x 2.39 (14'4" x 7'10")

Double glazed window. Radiator.

### Stairs to first floor

Double glazed window to front and side aspect. Radiator. Loft access. Doors to:

### Bedroom 4.19 x 3.0 (13'8" x 9'10")

Two double glazed windows to side aspect. Radiator.

### Bedroom 3.62 x 2.34 (11'10" x 7'8")

Double glazed window to rear aspect. Radiator.

### Bedroom 4.43 x 2.40 (14'6" x 7'10")

Double glazed window to rear aspect. Radiator.

### Bathroom 2.51 x 1.65 (8'2" x 5'4")

Double glazed window to rear aspect. Hand basin. Bath, Radiator. Part tiled walls.

### Outside

Rear and side: Wrap around garden which is mostly laid to lawn with mature plants and shrubs. Wooden shed and greenhouse.

Garage: 5.53 x 5.02 Roller shutter. Consumer unit. Gas and electric meters.

### Additional information

Solar panels





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TOTAL FLOOR AREA : 1627 sq.ft. (151.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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.  
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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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

