



- SPACIOUS Detached Bungalow
- Conservatory
- Popular Residential Location

- 3 Bedrooms
- Driveway & Garage
- Close to Local Amenities

- Modern Kitchen/Dining Room
- Pretty Gardens
- Viewings Welcome

17 Wheeler Way, Shanklin, PO37 7HE

£359,950

This spacious detached bungalow is located in a peaceful residential setting and backs onto the County Ground recreational park. Shanklin's town centre, the local train station with mainland ferry connections, and the seafront with miles of sandy beaches and coastal walks are all within easy reach.

The well-proportioned accommodation comprises 3 bedrooms, lounge, kitchen/dining room, conservatory and bathroom. Additionally, the bungalow benefits from a driveway providing ample off road parking, an integrated garage with an up and over door, and pretty lawned gardens featuring a variety of established plants and shrubs.

The convenient location, very well-presented accommodation and pretty gardens make this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this truly fantastic detached bungalow has to offer!



Accommodation

Entrance Lobby

Hallway

Lounge

15'10 x 11'5 (4.83m x 3.48m)

Conservatory

13'11 max x 8'8 max (4.24m max x 2.64m max)

Kitchen/Dining Room

23'5 x 8'9 (7.14m x 2.67m)

Bedroom 1

10'11 x 10'9 (3.33m x 3.28m)

Bedroom 2

10'11 x 8'11 (3.33m x 2.72m)

Bedroom 3

8'7 x 7'8 (2.62m x 2.34m)

Bathroom

Garage

16'2 x 7'11 (4.93m x 2.41m)

Outside

To the front of the property the garden is laid mainly to lawn with a variety of established shrubs and bushes. The driveway provides off road parking and access to the attached garage with an up and over door, power, and lighting. The enclosed rear garden is also laid mainly to lawn with a patio area, garden shed with power, and a variety of mature shrubs, plants and bushes. The rear garden backs onto the County Ground and enjoys a good degree of privacy and seclusion.



Services

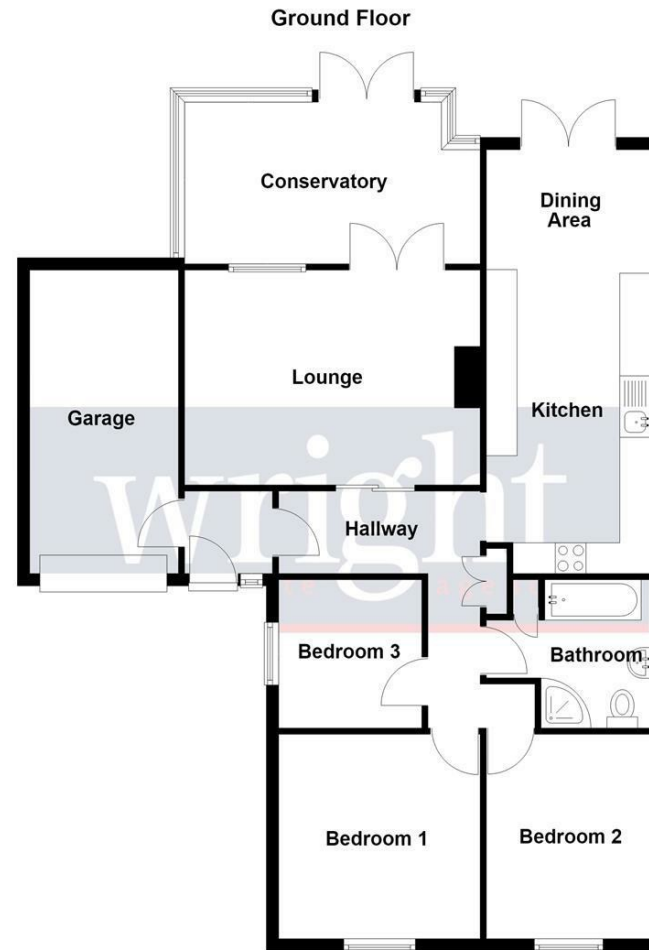
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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PROTECTED

Viewing: Date Time