



Green Lane | | Shanklin | PO37 7EA

Asking Price £350,000





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Take a look at this stunning 3 bedroom detached house located in the popular town of Shanklin, within walking distance to local schools, shops and Shanklin's sandy beaches. The newly refurbished home offers spacious family living consisting of an open plan kitchen/living area, downstairs bathroom, living room, three double bedrooms and a shower room. Outside offers a good sized garden area. Other benefits of the property includes a driveway for multiple vehicles, gas central heating and double glazing throughout. This is the perfect family home!!

- CHAIN FREE!!
- DETACHED HOUSE
- DRIVEWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- 3 BEDROOMS
- OPEN/PLAN KITCHEN LIVING AREA
- CLOSE TO ALL LOCAL AMENITIES

### Kitchen

19'8" x 13'9" (5.99 x 4.19 (6 x 4.20))

### Living/Dining Room

9'10" x 13'10" (3.00 x 4.22)

### Hallway

### Bathroom

6'1" x 6'7" (1.85 x 2.01)

### Bedroom 1

9'10" x 14'1" (3.00 x 4.29)

### Landing

### Bedroom 2

10'6" x 14'1" (3.20 x 4.29)

### Bedroom 3

10'2" x 14'9" (3.10 x 4.50)

### Shower Room

9'0" x 6'11" (2.74 x 2.11)



### 54 The green

TOTAL AREA: 98.93 m² • LIVING AREA: 98.93 m² • FLOORS: 2 • ROOMS: 9

### Ground Floor

TOTAL AREA: 63.81 m² • LIVING AREA: 63.81 m² • ROOMS: 5



### 1st Floor

TOTAL AREA: 35.13 m² • LIVING AREA: 35.13 m² • ROOMS: 4



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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	

Council Tax Band **D**  
EPC Rating **E**

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