shanklin@wright-iw.co.uk

wright
estate agency

- Semi-Detached Bungalow
- Lovely Lawned Rear Garden
- Gas Central Heating & Double Glazing
- 2 Bedrooms Modern Kitchen & Bathroom
- Allocated Parking
- CHAIN FREE
- Sun Room
- Fantastic Countryside Views
- Viewing Recommended!

24 Silver Trees, Shanklin, Isle of Wight, PO37 7ND

£219,950

This very well-presented semi-detached bungalow is located in a quiet pedestrian cul-de-sac of similar style bungalows and houses. The nearby town centre is only a few minutes away by car or bus and provides access to a variety of shops, supermarkets and other useful amenities. The local train station with mainland ferry connections and the beach are both within easy reach.

The light and airy accommodation comprises 2 bedrooms, lounge, sun room, kitchen and bathroom. Additionally, the property benefits from allocated parking to the rear, an open lawned front garden and an attractively landscaped rear garden with a decked area and patio.

The lovely quiet location and well-presented accommodation makes this an ideal home for anyone looking to move straight in and enjoy the many benefits of Island living. A viewing is recommended to appreciate everything this fantastic CHAIN FREE bungalow has to offer!

Accommodation

Porch

Hallway

Lounge
10'10 x 8'8 (3.30m x 2.64m)

Kitchen
8'6 x 8'6 (2.59m x 2.59m)

Sun Room
8'6 x 7'7 (2.59m x 2.31m)

Bedroom 1
11'8 x 10'3 (3.56m x 3.12m)

Bedroom 2
9'3 x 6'11 (2.82m x 2.11m)

Bathroom
6'4 x 5'2 (1.93m x 1.57m)

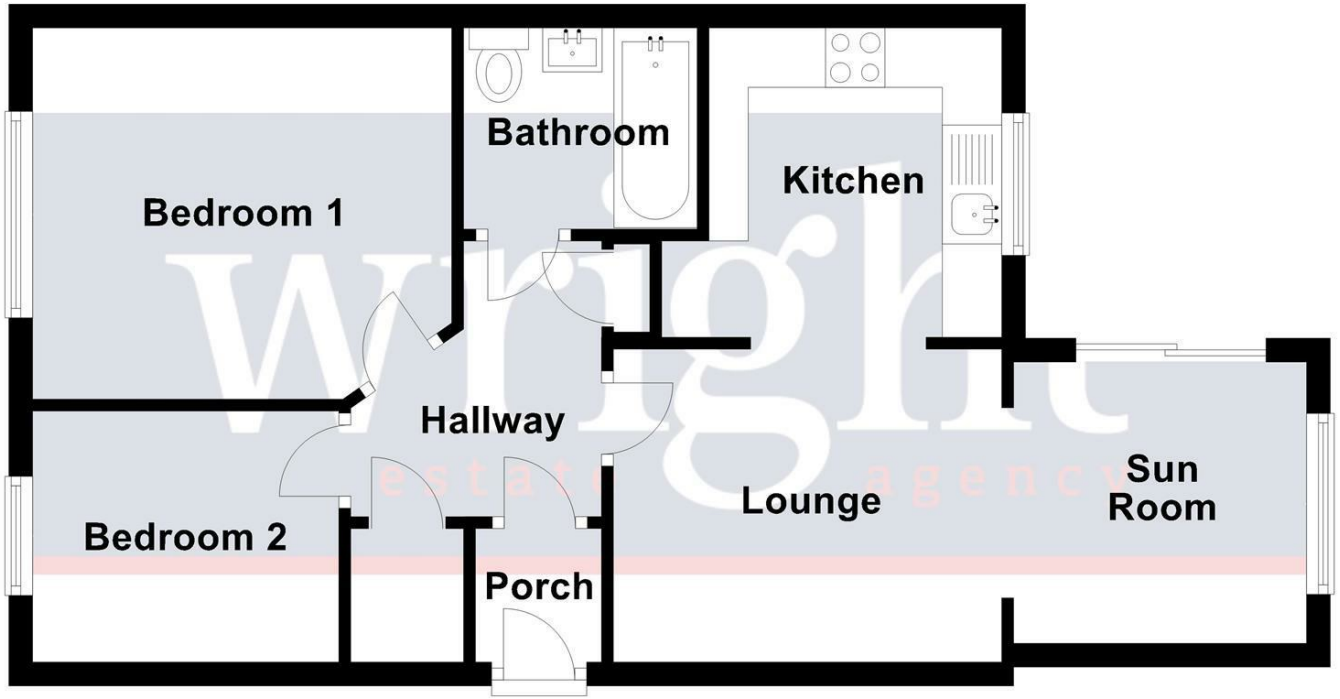
Outside
To the front of the property there is an open lawned garden with side access to the rear garden, which is also laid to lawn with a patio and decked area. Gated rear access leads to the allocated parking space.

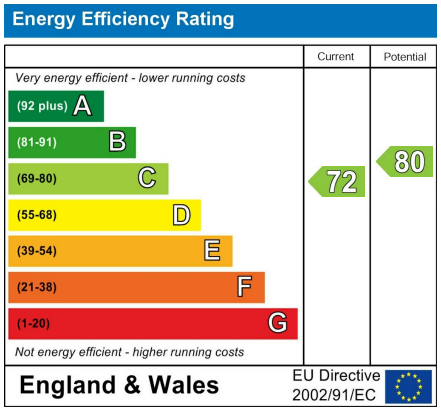
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Council Tax Band C - 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor





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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The Property Ombudsman

Viewing: Date ..... Time .....