



17 Avenue Road | | Shanklin | PO37 7BG

**Guide Price £285,000**



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Anyone looking for a characterful spacious home with off street parking and within walking distance of Shanklin's town centre, the railway station and with no onward chain, then this is the house for you.

This three-bedroom semi-detached property is located on a quiet road close to Shanklin town centre, which offers local shops, restaurants, supermarkets and bus routes along with Shanklin train station offering a short train journey approximately 20 minutes to Ryde pier head where you can jump straight on Fast Cat ferry to Portsmouth Harbour.

As you step through the front door you are welcomed with a large bright and airy entrance hall. The ground floor comprises of perfect family accommodation with two reception rooms and a 15ft kitchen/breakfast room. This is the ideal room to sit and catch up with all the family over dinner, with double doors leading to the raised decking

- SOUTH FACING GARDEN
- OFF STREET PARKING
- THREE DOUBLE BEDROOM WITH EN-SUITE TO MASTER BEDROOM
- DOUBLE GLAZED THROUGHOUT
- OFFERED CHAIN FREE
- LARGE REAR GARDEN
- GREAT LOCATION ONLY A SHORT WALKING DISTANCE TO TOWN AND THE BEACH

#### Entrance Hallway

#### Lounge

12'7" x 11'5" (3.84 x 3.48)

#### Dining Room

12'0" x 11'9" (3.66 x 3.58)

#### Kitchen/Breakfast Room

14'10" x 10'9" (4.52 x 3.28)

#### Master Bedroom

11'9" x 11'9" (3.58 x 3.58)

#### En-suite

#### Family Bathroom

#### Bedroom 2

11'8" x 12'0" (3.56 x 3.66)  
(3.55 x 3.65))

#### Bedroom 3

11'0" x 11'2" (3.35 x 3.40)

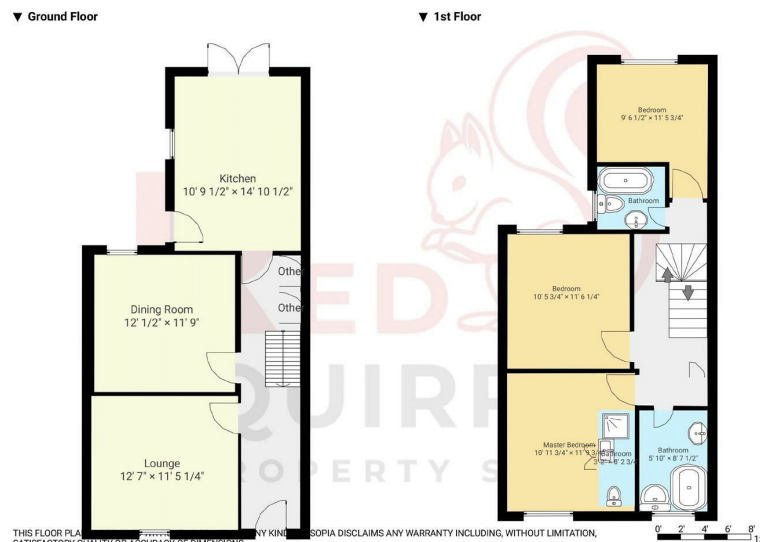
#### Family Bathroom 2

5'4" x 5'9" (1.63 x 1.75)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 78        |
| (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 D



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