



- Semi-Detached House
- Modern Kitchen/Breakfast Room
- Driveway Parking

- 3 Double Bedrooms
- Low Maintenance Garden
- Ideal Family Home

- 2 Reception Rooms
- Close to Cliff Path & Train Station
- Viewings Welcome

1 Ranelagh Road, Lake, PO36 8NX

£299,950

This imposing semi-detached home is conveniently located within easy walking distance of the cliff path with direct access to the beach and the local train station with direct ferry links to the mainland. Both Shanklin and Sandown are only 5 minutes away by car, and provide access to range of useful amenities.

The well-proportioned accommodation comprises a lounge, dining room, and modern kitchen/breakfast room on the ground floor, with 3 double bedrooms and the family bathroom on the first floor. Additionally, the property benefits from a driveway providing off road parking, and low maintenance gardens.

The popular coastal setting, spacious accommodation, and easy access to many local amenities makes this an ideal home for anyone looking to enjoy Island life by the sea in one of its most popular seaside locations. A viewing is recommended to fully appreciate everything this fantastic semi-detached property has to offer!



Accommodation

Entrance Hall

Lounge

16'2 into bay x 11'9 (4.93m into bay x 3.58m)

Dining Room

12' x 12' (3.66m x 3.66m)

Kitchen/Breakfast Room

14'8 x 10'4 (4.47m x 3.15m)

First Floor Landing

Bedroom 1

16'2 into bay x 11'9 (4.93m into bay x 3.58m)

Bedroom 2

12' x 12' (3.66m x 3.66m)

Bedroom 3

11'4 x 10'3 (3.45m x 3.12m)

Family Bathroom

Outside

To the front of the property the garden is laid to artificial lawn for ease of maintenance. The driveway provides off road parking. Gated side access leads to the enclosed rear garden, which is also laid to artificial lawn with a decked area.



Services

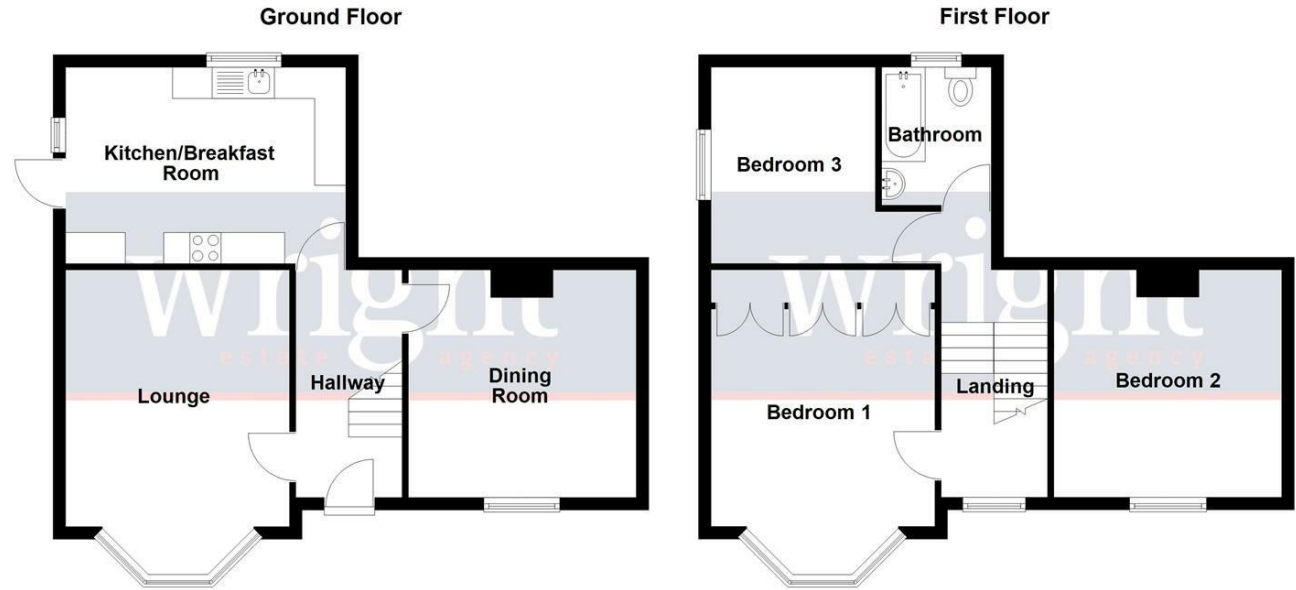
Unconfirmed: gas, electric, telephone, mains water and drainage.

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
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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Viewing:

Date

Time