

shanklin@wright-iw.co.uk

wright
estate agency



- Charming Victorian Semi-Detached Home
- Off Road Parking
- Short Walk to Town & Seafront
- 3 Double Bedrooms
- Enclosed Rear Garden
- EV Charging Point
- 2 Reception Rooms & Good Sized Kitchen
- Recently Updated Bathroom
- Viewings Welcome

37 Western Road, Shanklin, PO37 7NF

£275,000

Located in the charming seaside town of Shanklin, this delightful semi-detached home offers a perfect blend of comfort and convenience. Just a short walk from local shops, this property is ideally situated for those who appreciate easy access to amenities while enjoying a peaceful residential setting.

The house boasts two reception rooms and a good sized kitchen, providing ample space for both relaxation and entertaining. Whether you envision cosy family gatherings or lively dinner parties, these versatile areas can accommodate your lifestyle needs. The property features three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space for guests or a home office.

Completing the accommodation is a modern bathroom, designed for both functionality and comfort. The layout of the house ensures a practical flow, making it easy to navigate and enjoy daily life.

For those with vehicles, the property offers parking for two cars, a valuable asset in this desirable location. With its appealing features and proximity to local shops, this semi-detached house in Shanklin presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely home your own.



Accommodation

Entrance Hall

Lounge

14'5 into bay x 12'6 (4.39m into bay x 3.81m)

Dining Room

11'3 x 11'1 (3.43m x 3.38m)

Kitchen

11'6 x 11'5 (3.51m x 3.48m)

First Floor Landing

Bedroom 1

14'7 into bay x 11'5 (4.45m into bay x 3.48m)

Bedroom 2

11'5 x 10'11 (3.48m x 3.33m)

Bedroom 3

11'7 x 11'6 (3.53m x 3.51m)

Bathroom

Outside

To the front of the property there is driveway providing off road parking and an EV charging point. Gated side access leads to the enclosed rear garden, which is laid mainly to lawn, with a shed and storage area (formerly the outside W.C).



Services

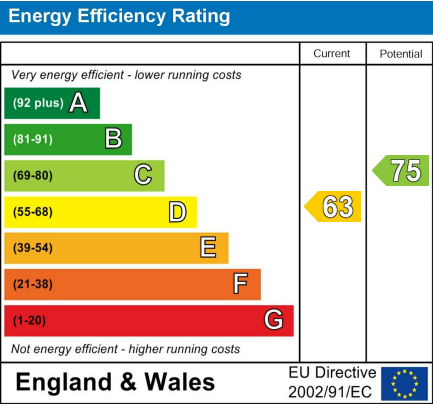
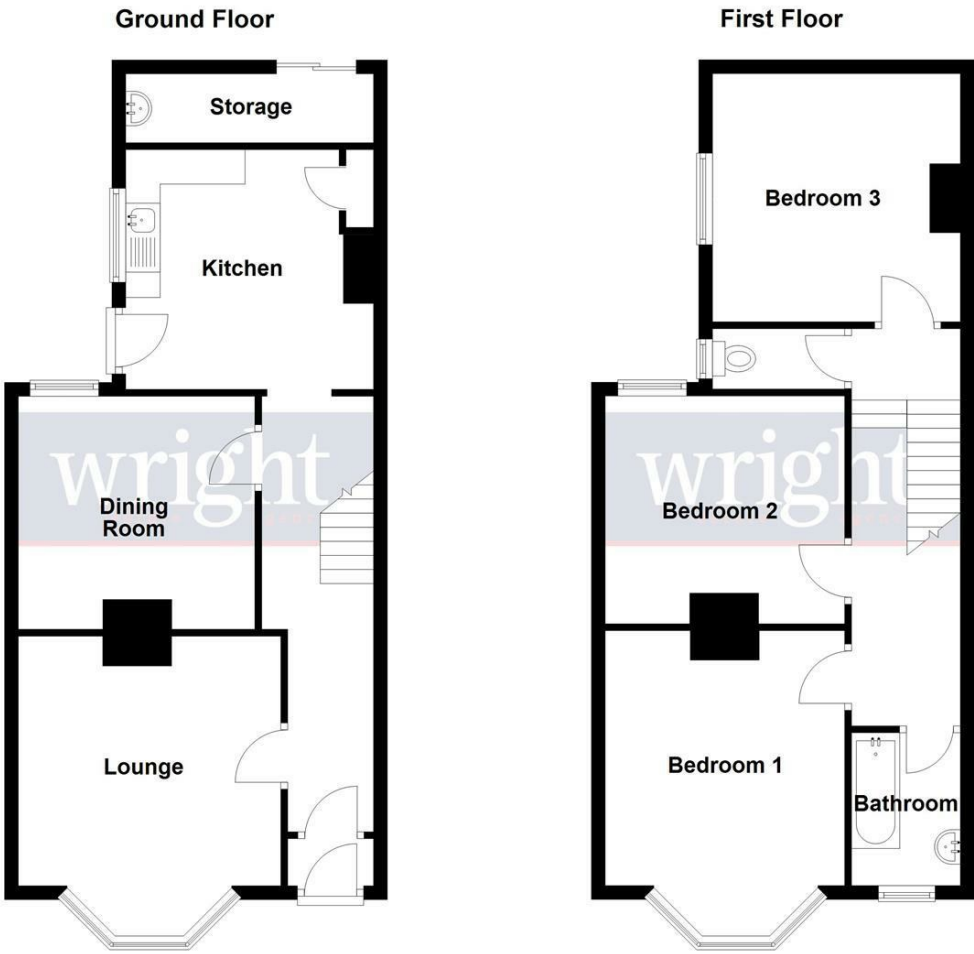
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF
Phone: 01983 866822
Email: shanklin@wright-iw.co.uk

Viewing: Date Time

