



- Modern Detached Bungalow
- Close to the Town Centre
- Viewings Welcome

- 2 Bedrooms (1 En Suite)
- Double Glazing & Gas Central Heating
- Low Maintenance Decked Area

- Allocated Parking
- Tucked Away Location
- Lovely Views Across Shanklin

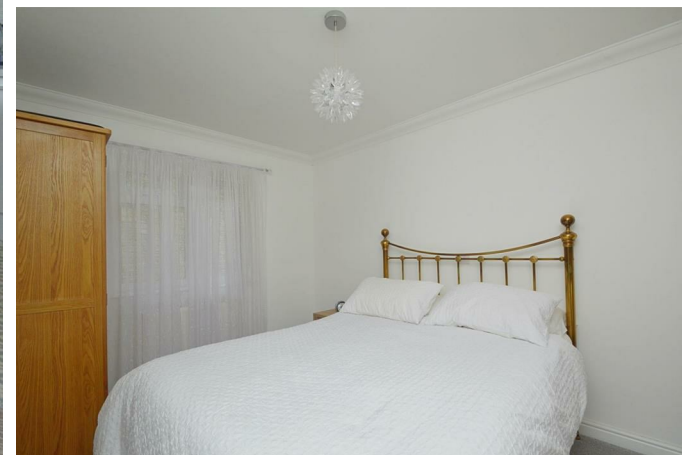
32A Prospect Road, Shanklin, Isle of Wight, PO37 6AE

£254,950

This modern detached bungalow is tucked away just off Prospect Road. The nearby town centre with a variety of shops, the seafront with miles of sandy beaches, and the local train with mainland ferry connections are all within easy walking distance.

The well-presented accommodation comprises 2 bedrooms (1 en suite), lounge/dining room, kitchen, and bathroom. Additionally, the property benefits from a decked area accessed from the lounge, and an allocated parking space.

The convenient location, well-presented accommodation and parking makes this an ideal home for anyone looking to enjoy the many benefits of Island life in one of its most popular coastal towns. A viewing is recommended to appreciate everything this fantastic bungalow has to offer!



Accommodation

Entrance Hall

Lounge/Dining Room

19'11 x 11'7 max (6.07m x 3.53m max)

Kitchen

10'1 x 9'1 (3.07m x 2.77m)

Bedroom 1

13' x 9'1 (3.96m x 2.77m)

En Suite (currently a utility room)

7'2 x 4'4 (2.18m x 1.32m)

Bedroom 2

9'6 x 8'10 (2.90m x 2.69m)

Bathroom

7' x 5'2 (2.13m x 1.57m)

Outside

To the front of the property there is a paved area leading to the front door with storage at the side. A decked area can be accessed directly from the lounge/dining room. There is a gravelled area to the side of the property with gated access to Palmerston Road. There is an allocated parking space on Prospect Road with steps leading down to the property.



Services

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

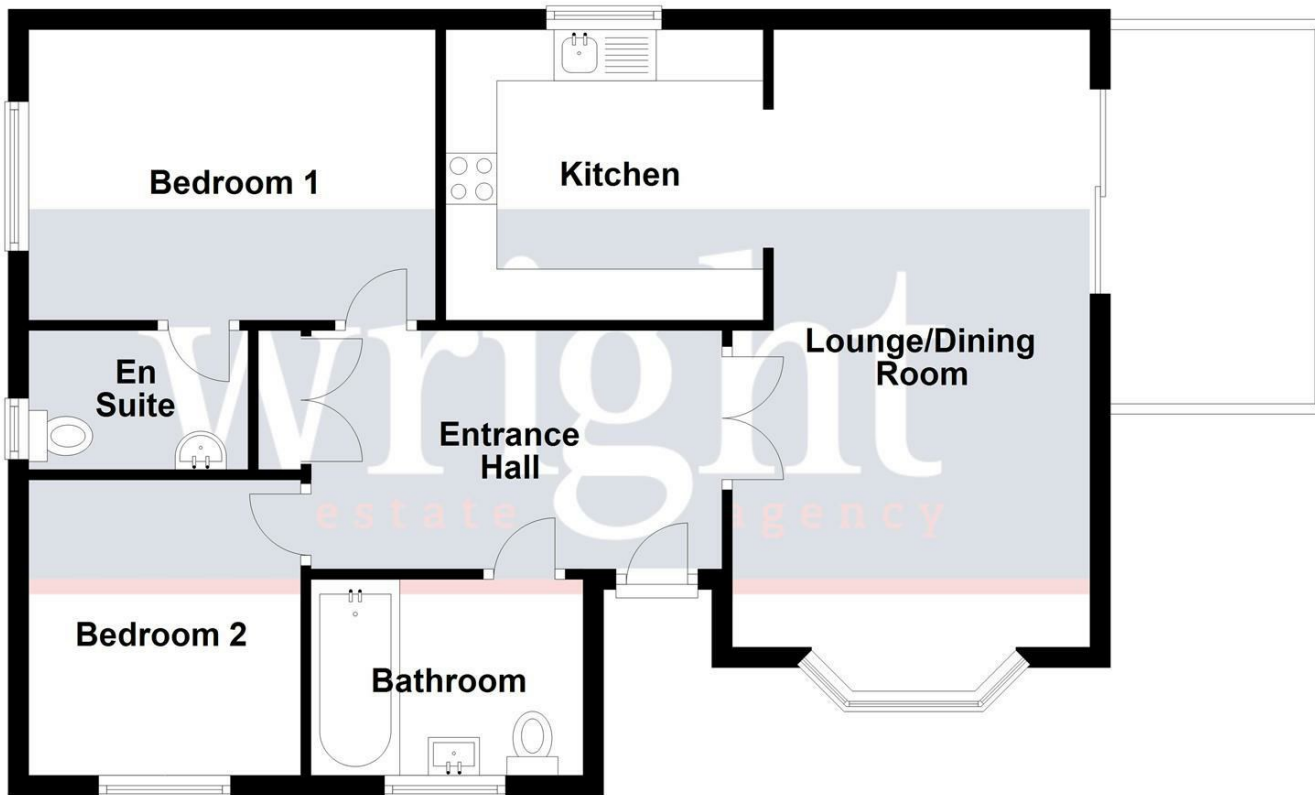
Council Tax

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.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(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	

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