shanklin@wright-iw.co.uk

wright
estate agency

- Charming Semi-Detached Home
- Off Road Parking for 1 Car
- Ideal Family Home
- 3 Double Bedrooms
- Enclosed Rear Garden with Storage Area
- Beautifully Presented Throughout
- 2 Receptions Rooms & Large Kitchen
- Short Walk to Local Primary School & Town Centre
- Viewings Welcome

15 Hatherton Road, Shanklin, PO37 7NA

£279,995

This charming semi-detached character home is located just a short walk from the nearby town centre with its wealth of useful shops and amenities, including a train station with direct ferry links to the mainland. The local primary school is just round the corner, and the seafront with miles of sandy beaches and coastal walks is only a few minutes away by car.

The very well-presented accommodation comprises a welcoming entrance hall, lounge with bay window, separate dining room, a modern kitchen on the ground floor, with 3 double bedrooms, the family bathroom, and separate shower room on the first floor. Additionally, the property benefits from off road parking, a useful store room, and a lovely enclosed rear garden.

The very convenient location, spacious family-friendly accommodation, and valuable off road parking makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most sought after coastal towns. A viewing is a must to fully appreciate everything this truly impressive semi-detached character property has to offer!

Accommodation

Entrance Porch

Hallway

Lounge
14'6 into bay x 12'1 (4.42m into bay x 3.68m)

Dining Room
12' x 11' (3.66m x 3.35m)

Kitchen
13'10 x 9'10 (4.22m x 3.00m)

First Floor Landing

Bedroom 1
14'6 into bay x 11' (4.42m into bay x 3.35m)

Bedroom 2
12' x 11' (3.66m x 3.35m)

Bedroom 3
10'3 max x 10' max (3.12m max x 3.05m max)

Bathroom

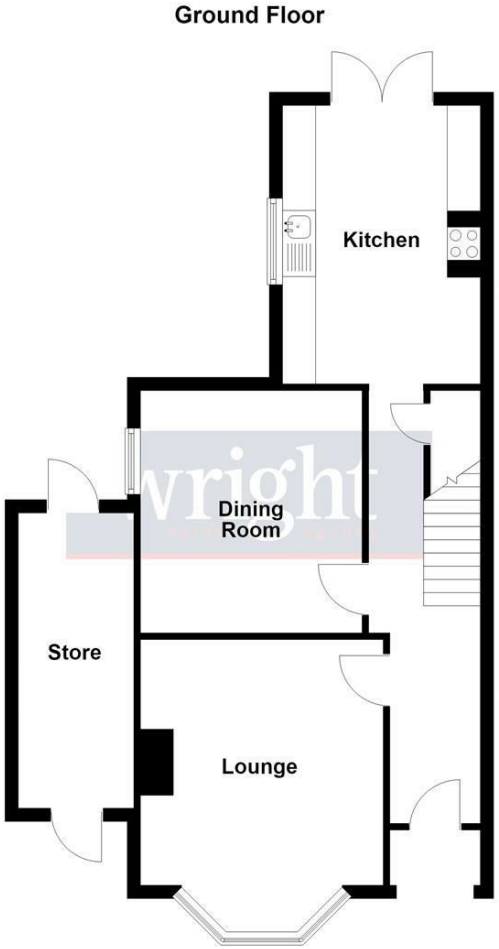
Shower Room

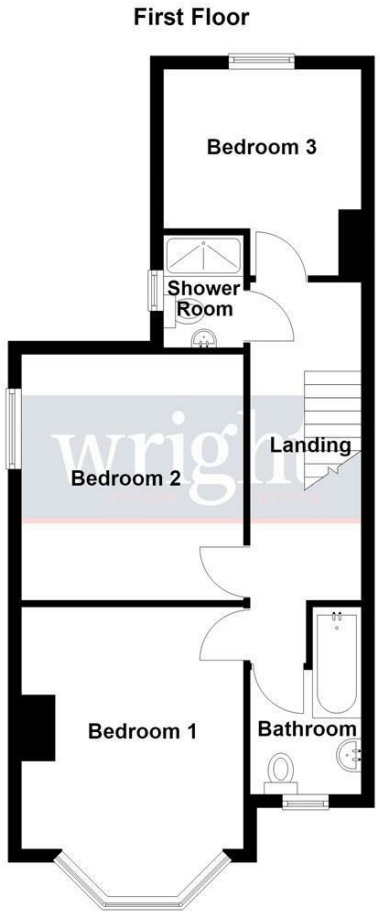
Outside
To the front of the property the gravelled driveway provides off road parking for 1 car. The store area to the side of the property provides direct access to the lawned rear garden, with a patio area accessed directly from the kitchen.

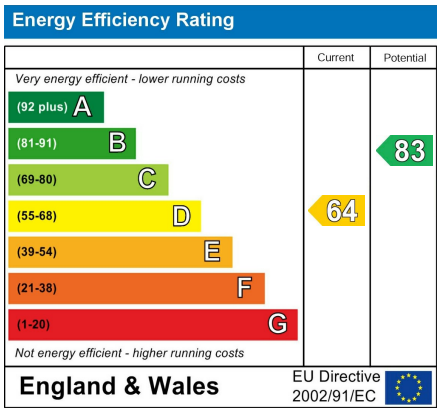
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.







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 .....