



Green Lane | | Shanklin | PO37 7EA

**Asking Price £350,000**



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Take a look at this stunning 3 bedroom detached house located in the popular town of Shanklin, within walking distance to local schools, shops and Shanklin's sandy beaches. The newly refurbished home offers spacious family living consisting of an open plan kitchen/living area, downstairs bathroom, living room, three double bedrooms and a shower room. Outside offers a good sized garden area. Other benefits of the property includes a driveway for multiple vehicles, gas central heating and double glazing throughout. This is the perfect family home!!

- CHAIN FREE!!
- DETACHED HOUSE
- DRIVEWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING
- 3 BEDROOMS
- OPEN/PLAN KITCHEN LIVING AREA
- CLOSE TO ALL LOCAL AMENITIES

**Kitchen**  
19'8" x 13'9" (5.99 x 4.19 (6 x 4.20))

**Living/Dining Room**  
9'10" x 13'10" (3.00 x 4.22)

**Hallway**

**Bathroom**  
6'1" x 6'7" (1.85 x 2.01)

**Bedroom 1**  
9'10" x 14'1" (3.00 x 4.29)

**Landing**

**Bedroom 2**  
10'6" x 14'1" (3.20 x 4.29)

**Bedroom 3**  
10'2" x 14'9" (3.10 x 4.50)

**Shower Room**  
9'0" x 6'11" (2.74 x 2.11)



**54 The green**

TOTAL AREA: 98.93 m<sup>2</sup> • LIVING AREA: 98.93 m<sup>2</sup> • FLOORS: 2 • ROOMS: 9



▼ **Ground Floor**

TOTAL AREA: 63.81 m<sup>2</sup> • LIVING AREA: 63.81 m<sup>2</sup> • ROOMS: 5



▼ **1st Floor**

TOTAL AREA: 35.13 m<sup>2</sup> • LIVING AREA: 35.13 m<sup>2</sup> • ROOMS: 4



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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 **E**

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