



- Modern End of Terrace Home
- Quality Fitted Kitchen
- Close to Local Amenities

- 3 Bedrooms
- Off Road Parking
- Ideal Family Home

- Lounge & Separate Dining Area
- Low Maintenance Rear Garden
- Viewings Welcome

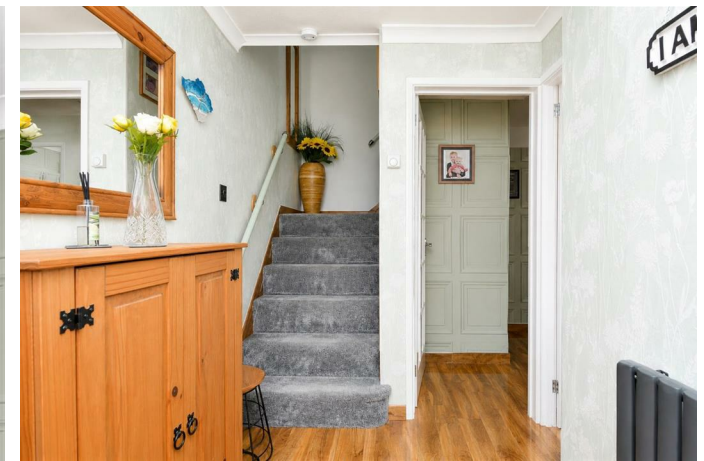
201 Perowne Way, Sandown, PO36 9DX

£235,000

This modern end of terrace of home is located on the outskirts of Sandown, within easy walking distance of the town centre, local train station with mainland ferry links, and the seafront with miles of sandy beaches and coastal paths to explore.

The very well-presented accommodation comprises a spacious entrance hall, quality fitted kitchen, good sized lounge and dining area with a large understairs cupboard on the ground floor, with 3 bedrooms and the bathroom on the first floor. Additionally, the property benefits from a low maintenance rear garden and off road parking.

The convenient location, modern interior, and off road parking makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal locations. A viewing is recommended to fully appreciate everything this truly impressive home has to offer!



Accommodation

Entrance Hall

Kitchen

10'6 max x 8'10 (3.20m max x 2.69m)

Dining Area

12'7 max x 6'3 (3.84m max x 1.91m)

Lounge

16'1 x 9'7 (4.90m x 2.92m)

First Floor Landing

Bedroom 1

16'1 x 9'11 (4.90m x 3.02m)

Bedroom 2

8'9 max x 8'6 max (2.67m max x 2.59m max)

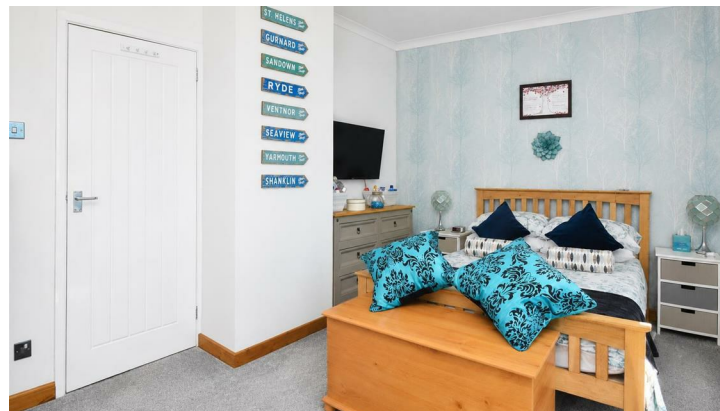
Bedroom 3

8'9 max x 7'4 max (2.67m max x 2.24m max)

Bathroom

Outside

To the front of the property the garden is laid to lawn. The enclosed rear garden is paved for ease of maintenance with a shed, summerhouse, and gated access to the parking space located at the rear of the property.



Services

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

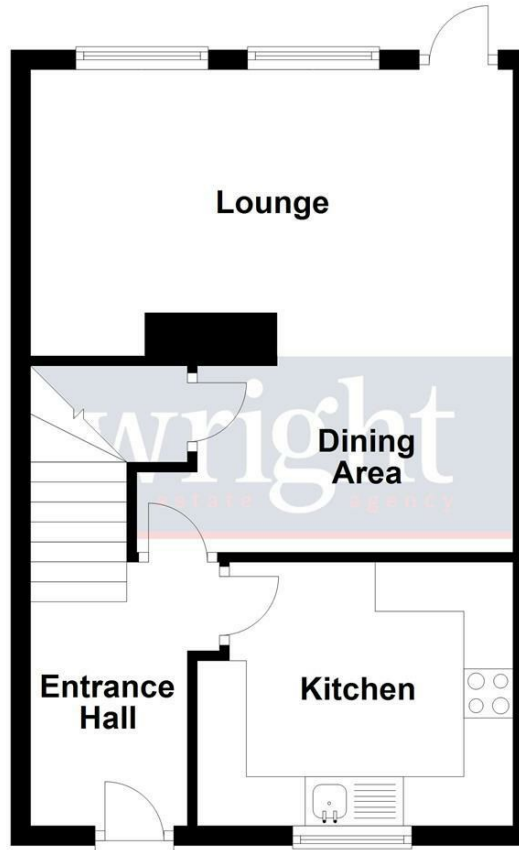
Council Tax

Band C - Please contact The Isle of Wight Council on 01983 823901.

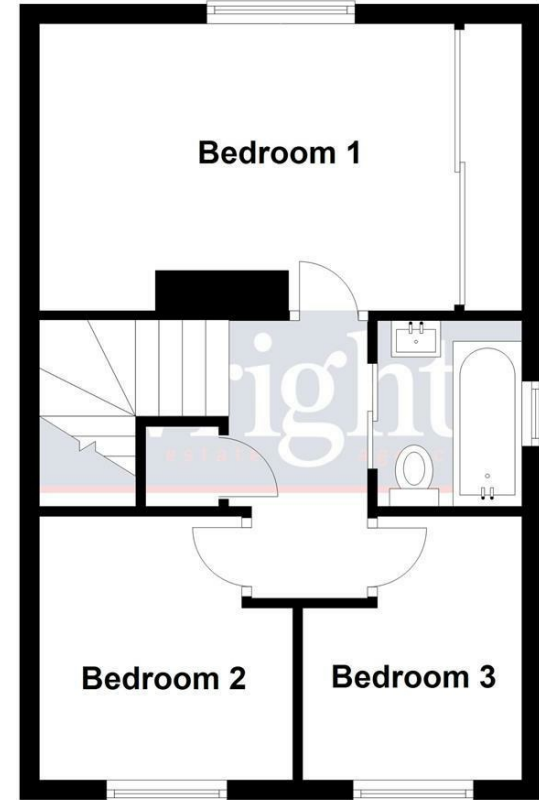
Agents Notes

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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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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PROTECTED

Viewing: Date Time