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wright
estate agency

- Large Terraced Home
- Bathroom & Shower Room
- Close to Local Station, Town Centre & Seafront
- 4/5 Bedrooms
- Enclosed Rear Garden
- Ideal Family Home
- Kitchen/Diner & Separate Lounge
- Garage Parking
- Viewings Welcome

33 Station Avenue, Sandown, PO36 9BW

£299,950

This substantial terraced home is located in the popular seaside town of Sandown, just a short walk from the local train station with direct ferry connections to the mainland, the nearby town centre with a variety of shops and other useful amenities on offer, and the seafront with miles of coastal walks and beautiful sandy beaches to explore.

The flexible accommodation comprises a lounge with bay window, bedroom/additional reception room, kitchen/dining room, utility and shower room on the ground floor, with 4 further bedrooms and the bathroom on the first floor. Additionally, the property benefits from an enclosed rear garden with outbuildings and a garage located at the rear of garden providing parking for 1 car, which can be accessed from Station Lane.

The very convenient location, generously proportioned accommodation, and off road parking makes this an ideal home for a growing family or would equally suit anyone looking to take full advantage of the transport links and easy access to the beach. A viewing is recommended to fully appreciate everything this fantastic terraced property has to offer!

Accommodation

Porch

Entrance Hall

Lounge
15'2 into bay x 14'1 (4.62m into bay x 4.29m)

Bedroom 5
11'11 x 11'8 (3.63m x 3.56m)

Dining Room
12'11 x 11'11 (3.94m x 3.63m)

Kitchen
11'11 x 9'5 (3.63m x 2.87m)

Utility

Shower Room

First Floor Landing

Bedroom 1
15'3 into bay x 11'10 (4.65m into bay x 3.61m)

Bedroom 2
11'10 x 11'4 max (3.61m x 3.45m max)

Bedroom 3
11'11 x 11'8 (3.63m x 3.56m)

Bedroom 4
8'7 x 6'7 (2.62m x 2.01m)

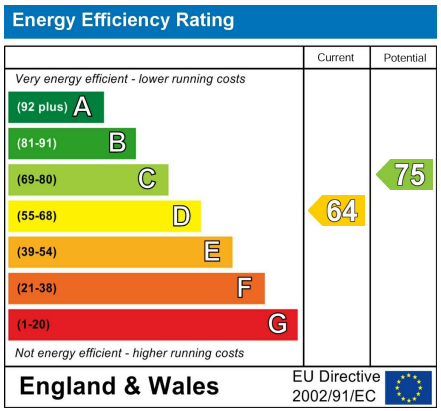
Bathroom

Outside
To the rear of the property the garden is laid mainly to lawn with a patio area, pond, outbuildings and access to the garage, which provides off road parking for 1 car.

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 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 .....