shanklin@wright-iw.co.uk

wright estate agency

- Link-Detached Bungalow
- Driveway Parking & Garage
- Close to Local Amenities
- 2 Double Bedrooms
- Lounge & Separate Dining Room
- Very Well-Presented Throughout
- Enclosed Rear Garden with Summerhouse
- Popular Coastal Town Location
- Viewings Welcome

60 Whitecross Avenue, Shanklin, PO37 7ER

£315,000

This link-detached bungalow is located on the popular Whitecross Estate on the outskirts of Shanklin. The nearby town centre provides access to a range of local shops, several supermarkets, a doctor's surgery, and train station with direct ferry connections to the mainland.

The well-proportioned accommodation comprises 2 double bedrooms, lounge, dining room, separate kitchen, conservatory, and a shower room. Additionally, the bungalow benefits from a driveway, attached garage, and enclosed rear garden with a summerhouse, which is ideally placed to enjoy the sunshine.

The popular residential location, and easy access to local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most sought after coastal towns. A viewing is recommended to appreciate everything this fantastic link-detached bungalow has to offer!

Accommodation

Entrance Lobby

Conservatory
12'9 x 6'10 (3.89m x 2.08m)

Garage
15'11 x 7'10 (4.85m x 2.39m)

Inner Hallway

Lounge
17'8 max x 10'10 (5.38m max x 3.30m)

Dining Room
10'10 x 7'10 (3.30m x 2.39m)

Kitchen
10'10 x 7'2 (3.30m x 2.18m)

Side Porch

Bedroom 1
10'10 x 10'10 (3.30m x 3.30m)

Bedroom 2
10'10 x 10'10 (3.30m x 3.30m)

Shower Room
7'9 x 5'6 (2.36m x 1.68m)

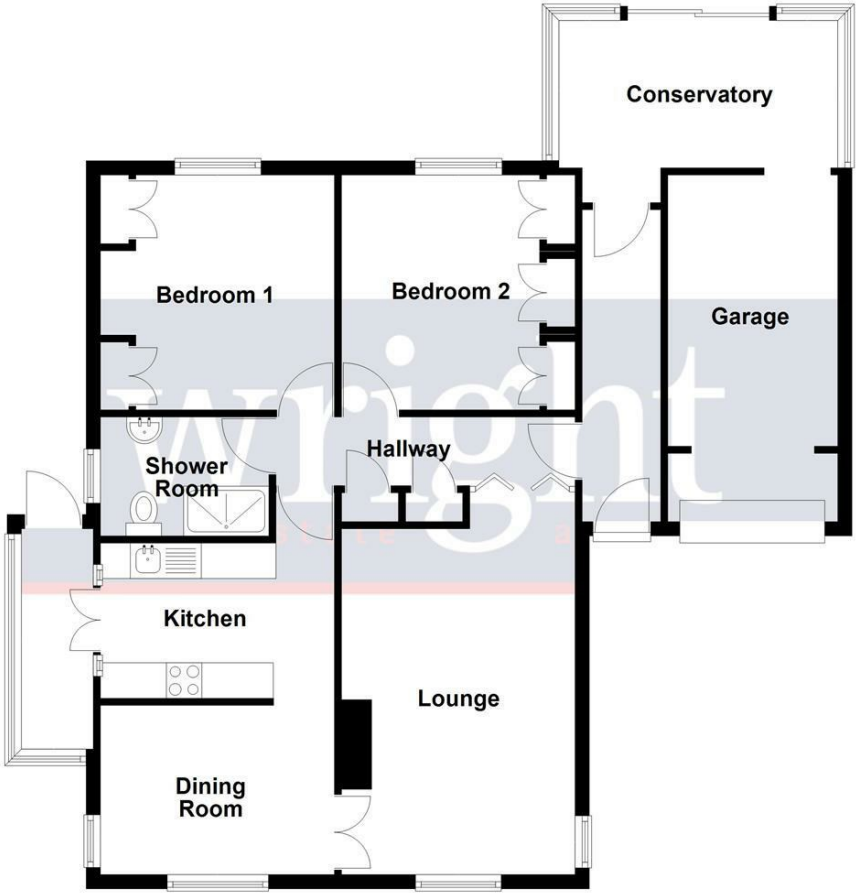
Outside
To the front of the property the garden is gravelled is ease of maintenance. The rear garden is laid mainly to lawn with a patio area and summerhouse.

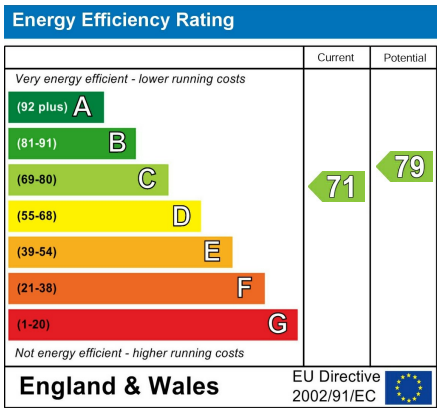
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.

Ground Floor





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 .....