

shanklin@wright-iw.co.uk

wright  
estate agency



- Modern End of Terrace Home
- Low Maintenance Rear Garden
- Close to Local Amenities

- 2 Bedrooms
- UPVC Double Glazing
- CHAIN FREE

- Allocated Parking
- Gas Central Heating
- Viewings Welcome

140 Green Lane, Sandown, PO36 9NL

**£219,950**

This modern end of terrace home is conveniently located on the outskirts of Shanklin, just a short walk from the local recreation ground, and within easy reach of shops, bus stops providing a regular service between Shanklin and Sandown, a train station with direct ferry links to the mainland, and the seafront with miles of sandy beaches and coastal paths to explore.

The neutrally decorated accommodation comprises a lounge/diner, separate kitchen, and cloakroom on the ground floor, with 2 bedrooms and the bathroom on the first floor. Additionally, the property benefits from a low maintenance rear garden and an allocated parking space immediately adjacent to the property.

The convenient location, modern interior and allocated parking makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal areas. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



# Accommodation

## Entrance Hall

## Kitchen

10'2 x 7'2 (3.10m x 2.18m)

## Cloakroom

## Lounge/Diner

14'3 max x 14'1 max (4.34m max x 4.29m max)

## First Floor Landing

## Bedroom 1

14'3 max x 11'6 max (4.34m max x 3.51m max)

## Bedroom 2

13'2 max x 7'7 (4.01m max x 2.31m)

## Bathroom

## Outside

To the rear of the property the garden has been hard landscaped for ease of maintenance. Gates side access leads to the allocated parking space.



## Services

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

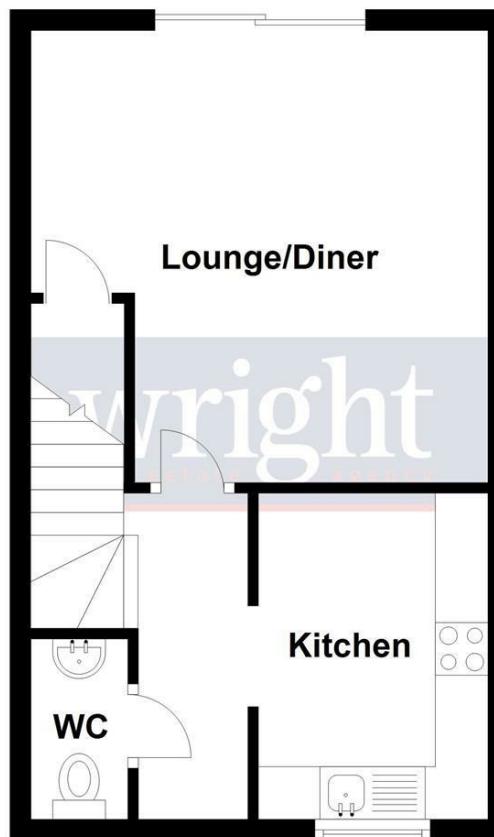
## Council Tax

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

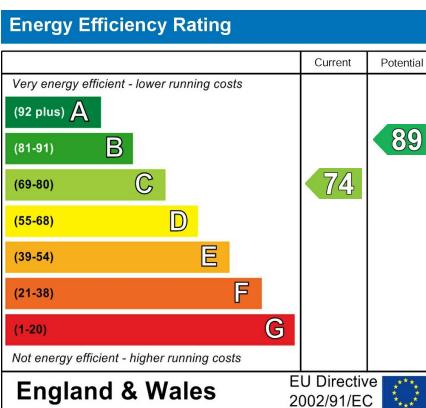
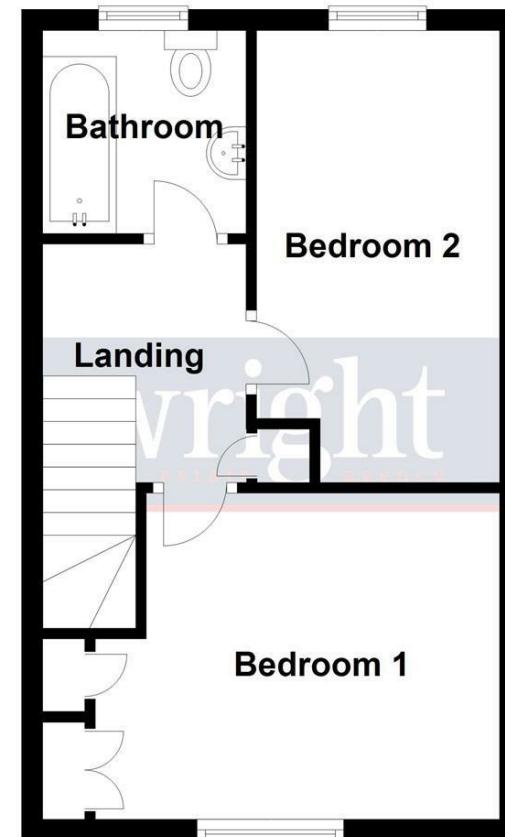
## Agents Notes

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



**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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**Viewing:** Date ..... Time .....