



- Beautiful Family Home
- Lounge/Diner
- Upstairs Family Bathroom

- Three Bedrooms
- Garage & Parking
- A Must View Home

- Downstairs Shower Room
- Gas Central Heating

13 Silver Trees, Shanklin, Isle Of Wight, PO37 7ND

£275,000



This fabulous 3 bedroom semi detached house is beautifully presented and must be viewed to be fully appreciated. The home offers a welcoming hallway that leads to a large living area that over looks the delightful and easy to maintain rear garden. The modern kitchen is also complemented with a downstairs shower room which is a added bonus. Upstairs the 3 bedrooms still benefit from a wonderful family bathroom that also incorporates a separate shower cubicle. From the rear bedrooms there are delightful far reaching views. Internally the homes splendid modern presentation is mirrored with the outside gardens areas. The front garden has steps down to the house which offer easy to maintain slate chipping tiered levels. With side access to the rear garden, this sunny aspect has a large seating/decking area, combined with a lower artificial lawn and patio area. At the end of the garden the access gate leads towards to the parking area and the garage. The home is double glazed with gas central heating. We highly recommend a viewing, please contact our Shanklin branch to arrange yours today.



## Accommodation

### Hallway

### Lounge/Diner

20'2 x 10'6 (6.15m x 3.20m)

### Kitchen

10'3 x 7'2 (3.12m x 2.18m)

### Shower Room

6'0 x 5'6 (1.83m x 1.68m)

### Bedroom 1

10'7 x 10'6 (3.23m x 3.20m)

### Bedroom 2

10'7 x 8'9 (3.23m x 2.67m)

### Bedroom 3

10'2 x 7'4 (3.10m x 2.24m)

### Family Bathroom

10'4 x 5'6 (3.15m x 1.68m)

### Outside

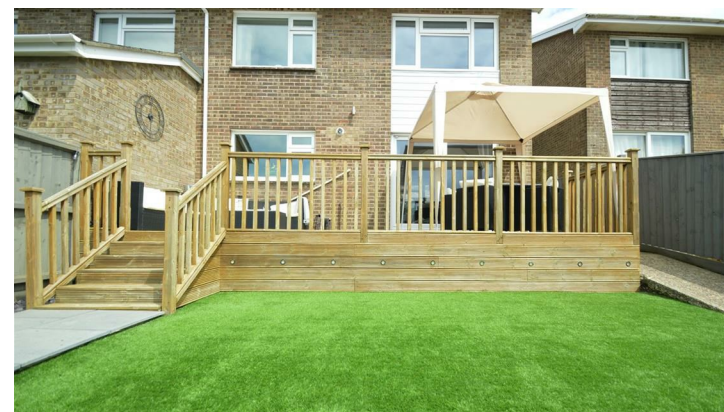
The home has an en-bloc garage and a parking space, there is additional on street parking when available. The front garden offers low maintenance tiered levels, and the rear garden has a superb raised decking area, a lower garden and patio area which are all complemented with a large shed that has power. There is a rear access gate that leads to the parking and garage.

### Council Tax

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

### Services

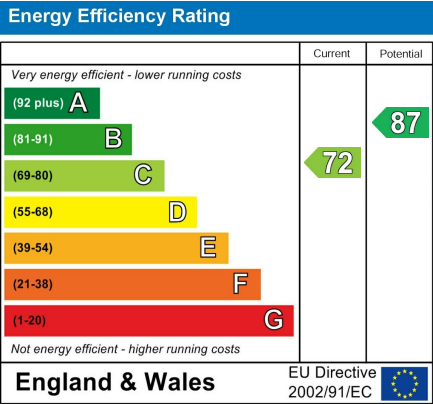
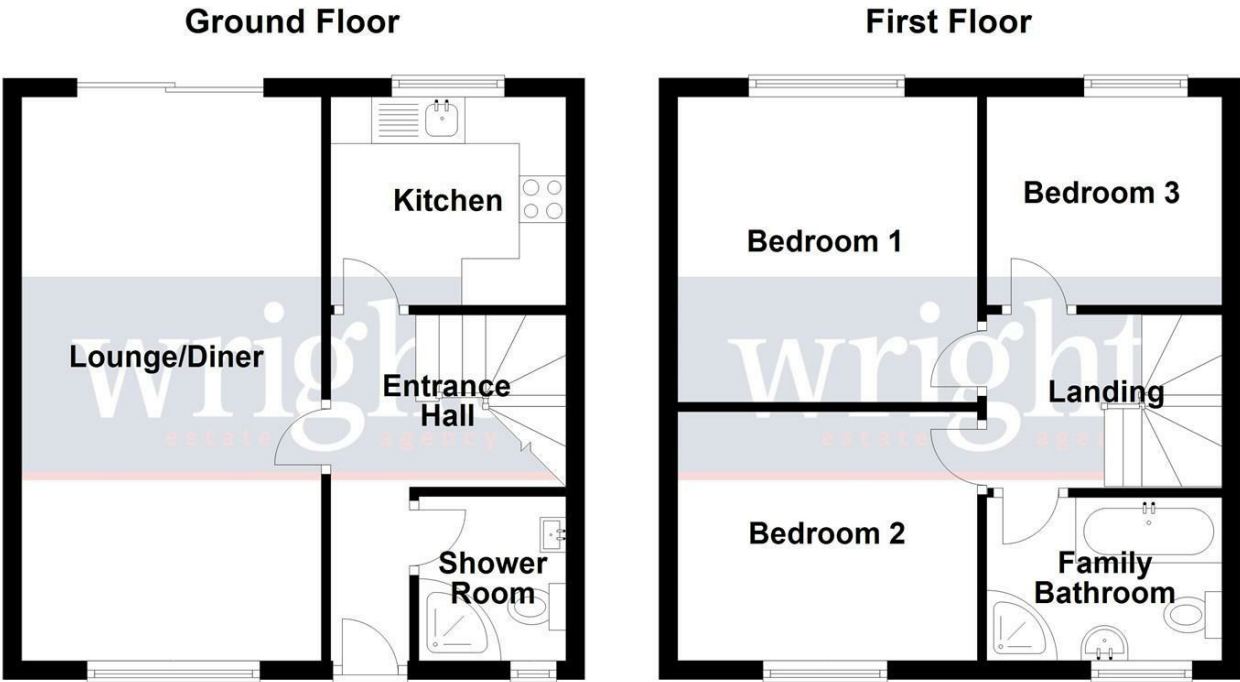
Unconfirmed: gas, electric, telephone, mains water and drainage.





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.



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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naei propertymark  
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The Property Ombudsman

Viewing:

Date .....

Time .....