shanklin@wright-iw.co.uk

wright
estate agency



- Charming Detached House
- Off Road Parking for 2 Cars
- Short Walk to Town, Train Station & Beach
- 3/4 Bedrooms
- Lawned Rear Garden
- Ideal Family Home
- Kitchen/Breakfast Room & Utility
- CHAIN FREE
- Viewings Welcome

12 North Road, Shanklin, PO37 6DB

£325,000

This attractive detached house is located close to the heart of Shanklin town centre, within easy walking distance of the local train station providing direct ferry connections to the mainland, and the picturesque seafront with miles of sandy beaches and coastal paths to explore. A variety of shops, supermarkets, and the popular Shanklin 'Old Village' with its charming thatched cottages and popular eateries are all within easy reach.

The well-presented and spacious accommodation comprises a kitchen/breakfast room, lounge, separate dining room/potential bedroom, utility room, and cloakroom on the ground floor with 3 bedrooms, and the family bathroom on the first floor. Additionally, the property benefits from a lawned rear garden, and driveway parking for 2 cars located at the rear of the property, which is accessed via Scinde Crescent.

The family-friendly accommodation, off road parking for 2 cars, and easy access to many local amenities makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most sought after coastal towns. A viewing is recommended to fully appreciate everything this truly impressive CHAIN FREE home has to offer!







Accommodation

Entrance Hall

Lounge
16'7 into bay x 12'11 (5.05m into bay x 3.94m)

Kitchen/Breakfast Room
18'9 x 11'9 max (5.72m x 3.58m max)

Utility

Cloakroom

Dining Room/Potential Bedroom
12' x 12' (3.66m x 3.66m)

First Floor Landing

Bedroom 1
16'7 into bay x 12'10 (5.05m into bay x 3.91m)

Bedroom 2
16'1 x 12' (4.90m x 3.66m)

Bedroom 3
12'10 x 5'11 (3.91m x 1.80m)

Family Bathroom
9'1 x 7'11 (2.77m x 2.41m)

Outside
Lawned garden to front with gated access to North Road. Lawned garden to rear, bordered with established shrubs and bushes. Garden shed. Gated access to off road parking for 2 cars.



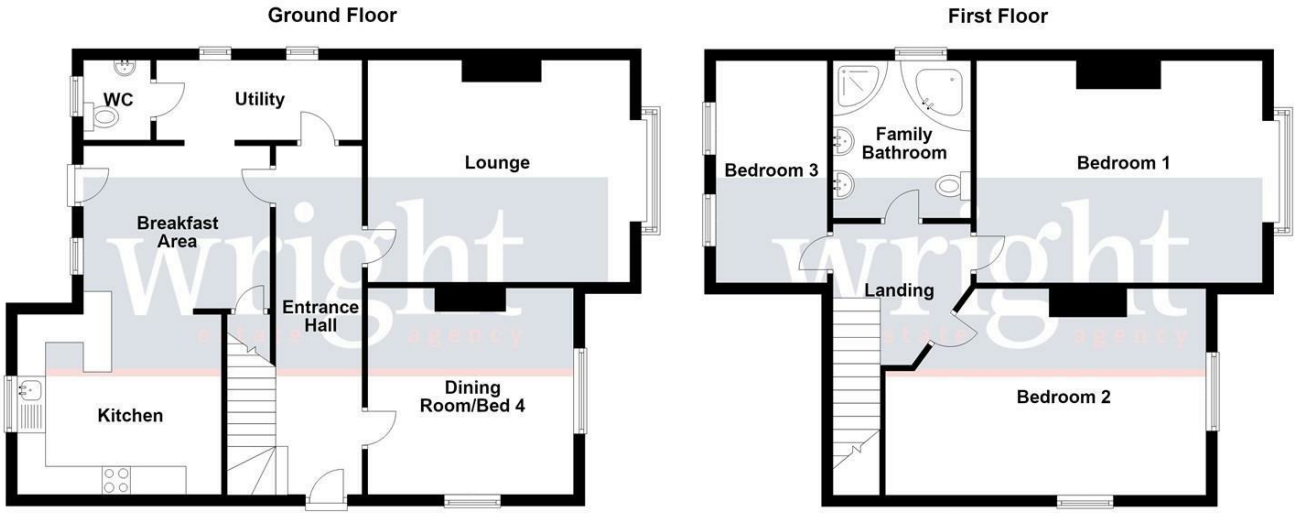


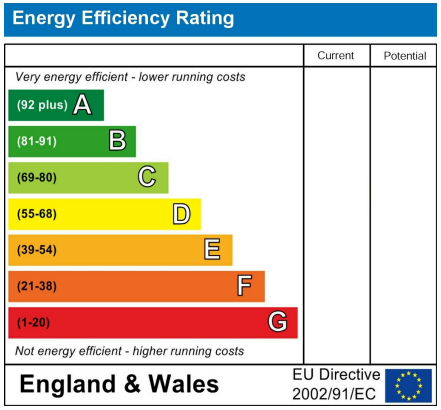


Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
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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Viewing: Date ..... Time .....