shanklin@wright-iw.co.uk

wright
estate agency



- Charming Semi-Detached Victorian Home
- 3 Double Bedrooms (1 En Suite)
- Spacious Lounge/Diner with Bay Window
- Modern Kitchen with Range Cooker
- Fully Tiled Bathroom & First Floor W.C
- Enclosed Rear Garden with Storage
- Short Walk to Town Centre, Train Station & Seafront
- Quality Fitted Shutters, Blinds & Engineered Oak Flooring
- CHAIN FREE

32 Spring Gardens, Shanklin, PO37 7AQ

£255,000

This charming semi-detached Victorian home with a modern twist is presented in 'Move In' condition. The property is conveniently located just a short walk from Shanklin town centre with easy access to a variety of useful amenities, the local train station with direct ferry connections to the mainland, and the beautiful seafront with miles of sandy beaches and coastal walks to explore.

The beautifully presented and spacious accommodation comprises a welcoming entrance hall, large lounge/dining room with a bay window, modern fitted kitchen, and fully tiled bathroom on the ground floor, with 3 double bedrooms (1 en suite), and a separate W.C on the first floor. Additionally, the property benefits from an enclosed rear garden which is laid mainly to lawn.

The quality fixtures include window shutters, blinds and engineered oak flooring throughout the majority of the ground floor, with the added bonus of easy access to the beach makes this an ideal home for anyone looking to enjoy Island life by the sea in one of it's most sought after coastal towns. A viewing is highly recommended to fully appreciate everything this superb CHAIN FREE Victorian home has to offer!







Accommodation

Entrance Hall

Lounge/Dining Room
26' max x 10'10 max (7.92m max x 3.30m max)

Kitchen
11'9 x 10' (3.58m x 3.05m)

Bathroom
10' x 4'4 (3.05m x 1.32m)

First Floor Landing

Bedroom 1
13'3 max x 11'5 (4.04m max x 3.48m)

En Suite
5'4 x 2'8 (1.63m x 0.81m)

Bedroom 2
11'11 x 9'5 (3.63m x 2.87m)

Bedroom 3
10' x 8'9 (3.05m x 2.67m)

W.C





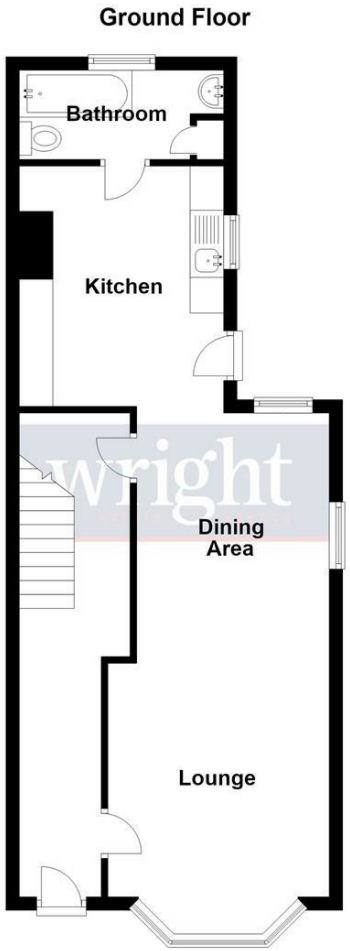


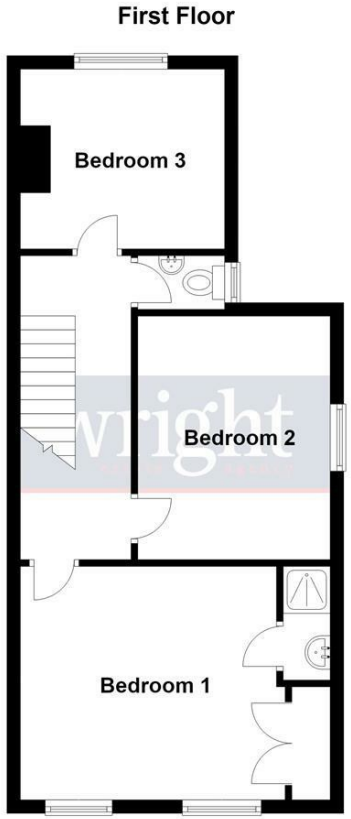
Outside
To the front of the property the gated front garden is enclosed by a manicured hedge. Gated side access leads to the lawned rear garden with a shed and storage space.

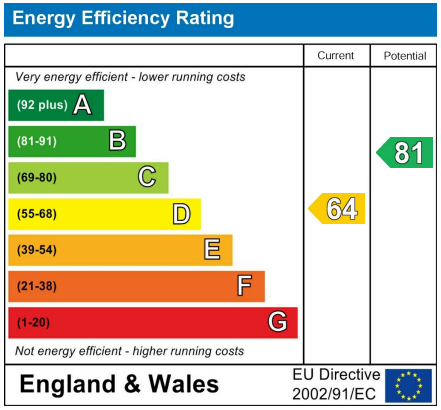
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.







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 Tombleson's Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

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