shanklin@wright-iw.co.uk

wright
estate agency

- Wonderful Modern Home
- Beautifully Presented
- Plenty of Storage Areas
- Two Bedrooms
- Convenient Location
- Downstairs Cloakroom
- Off Road Parking Space
- Attractive Rear Garden

18a Queens Road, Shanklin, Isle of Wight, PO37 6AW

£235,000

This wonderful two bedroom mid terrace house was built in 2013 and is a must view property. Located in a small development of individual homes this superb house is just a few minutes' walk from the town centre, with its array of shops and local amenities. Combining this with its close proximity to the beach and coastal paths, it adds up to a great lifestyle not to be missed. Upon entering the home it offers a welcoming hallway, a large cloakroom, lounge/diner and kitchen. The patio doors open into the delightful and easy to maintain rear garden. The first floor offers two double bedrooms and a bathroom. The house is complemented with ample storage and built in wardrobes to both bedrooms and there is one allocated off road parking space for this property. This quality modern home is fully double glazed, with gas central heating and overall combines to make this a great opportunity for the next owners. To arrange your viewing please contact our Shanklin branch by either phone, online or by visiting our branch.

Accommodation

Entrance Hallway

Lounge/Diner
13'0" max x 12'8" (3.96 max x 3.86)

Kitchen
10'9" x 5'9" (3.28 x 1.75)

Cloakroom
6'9" x 2'9" (2.06 x 0.84)

First Floor Landing

Bedroom 1
10'10" max x 8'9" max (max x max) (3.30 max x 2.67 max (max x 2.66 max))

Bedroom 2
10'2" max x 8'10" max (max x max) (3.10 max x 2.69 max (max x max))

Bathroom
6'4" x 5'6" (1.93 x 1.68)

Off Road Parking
There is one allocated parking space for this house.

Rear Garden
The delightful rear garden is accessed off the lounge, however, it is also provided with rear access at the end of the garden for ease of use. The attractive garden is practical and complemented with easy to maintain areas.

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

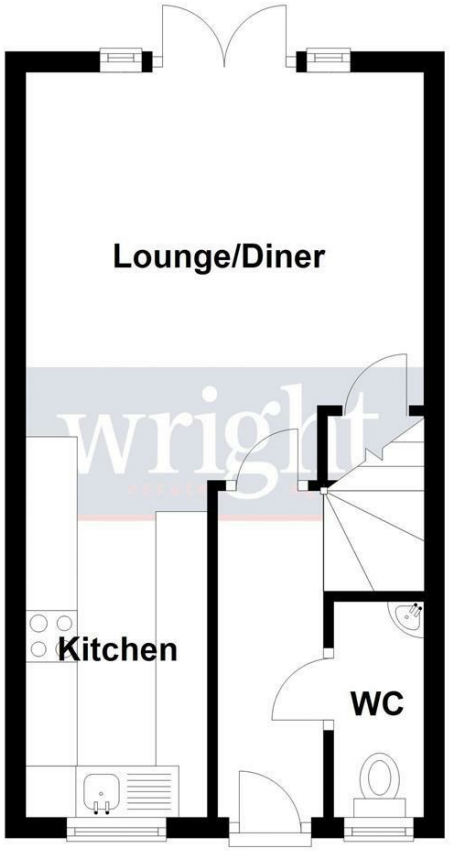
Council Tax

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

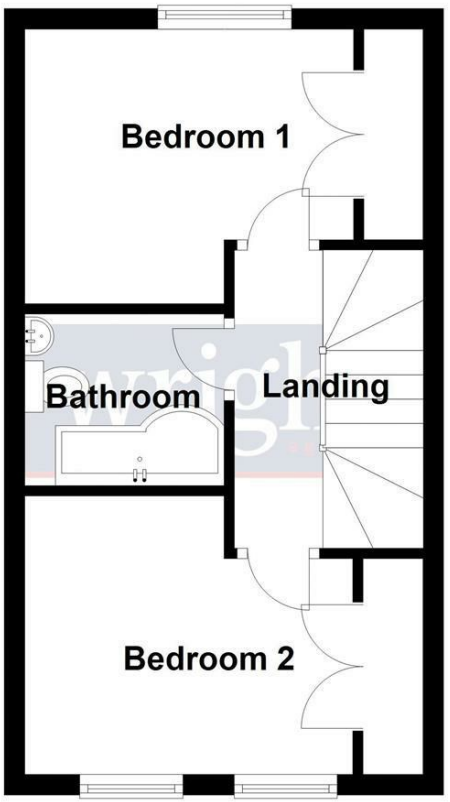
Agents Notes

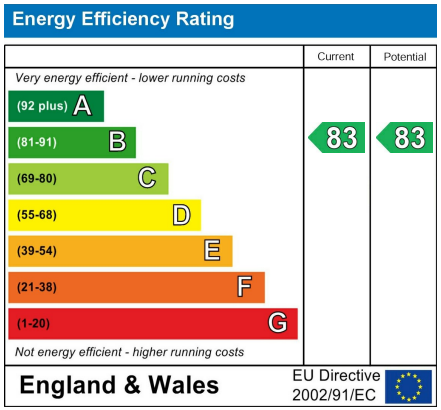
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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 fitments, 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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The Property Ombudsman

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