



- Superb Detached Bungalow
- Gated Off Road Parking & Detached Garage
- Bathroom & En-Suite Shower Room

- Stunning Large Garden
- Gas Central Heating
- Ample Storage Space

- Three/Four Bedrooms
- Convenient Location
- A Must View Home

37 Landguard Manor Road, Shanklin, Isle of Wight, PO37 7HZ

£440,000

This superb detached bungalow offers an impressive large rear garden, one that must be seen to be fully appreciated. It's extensive lawn area has superb flower borders and leading out from the home is the seating area, which is a great area to relax at any time of day. Upon approach, the ample parking to the front of the home is welcomed by an attractive open porch area. Within the home the design offers flexibility, currently utilised with two reception rooms and three bedrooms, a bathroom and the main bedroom is complemented with a en-suite shower room.

Location is always important and this home is just minutes away from the heart of Shanklin. The town offers an array of shops, eateries, and superb transport links - all these aspects add to the homes appeal. We highly recommend a viewing, please contact our Shanklin branch to arrange your viewing today.



Accommodation

Entrance Hallway

Lounge

18'3 max x 11'7 (5.56m max x 3.53m)

Kitchen

9'11 x 9'8 (3.02m x 2.95m)

Bedroom 1

13'11 max x 9'10 plus wardrobes (4.24m max x 3.00m plus wardrobes)

En-Suite Shower Room

5'0 x 2'11 (1.52m x 0.89m)

Bedroom 2 (Dining Room)

11'8 x 10'3 (3.56m x 3.12m)

Bedroom 3

9'11 plus wardrobes x 8'0 (3.02m plus wardrobes x 2.44m)

Bedroom 4

8'5 plus wardrobe x 7'3 (2.57m plus wardrobe x 2.21m)

Bathroom

7'0 x 5'3 (2.13m x 1.60m)

Outside

There is an electric gated parking area at the front of the bungalow. The parking area is ample for multiple vehicles and the home also benefits from a detached garage (14'9 x 7'11 - internal measurements) to the side of the property. Side access leads through to the rear garden, which is delightful, very extensive and is complemented with a seating area.



Services

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

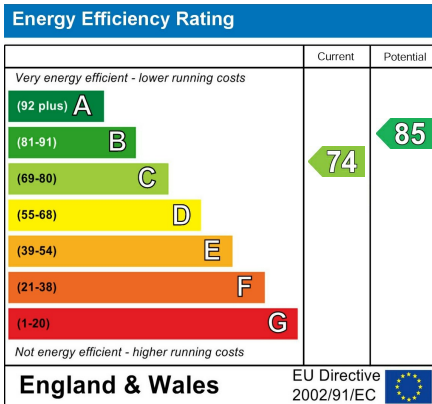
Council Tax

Council Tax Band E - Please contact The Isle of Wight Council.

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



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

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Viewing:

Date

Time