



- Detached Bungalow
- South-Facing Garden
- Quiet Estate Location

- 2 Double Bedrooms
- Gas Central Heating
- Close to Local Amenities

- 2 Reception Rooms
- Driveway & Garage
- Viewing Recommended!

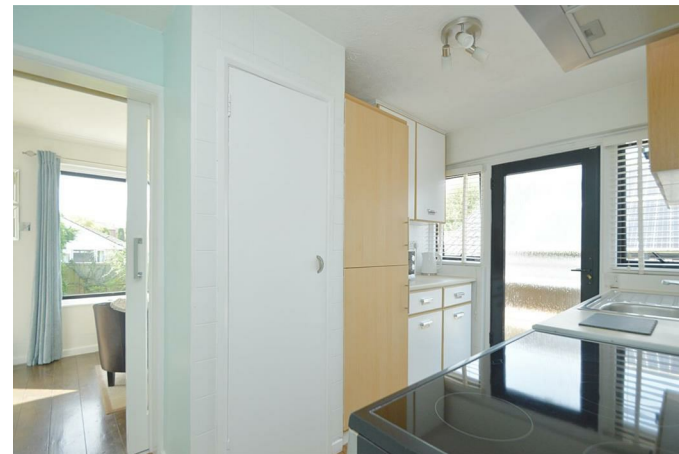
8 Cedar Drive, Shanklin, PO37 7ED

Fixed Asking Price £300,000

This detached bungalow is located on the popular Whitecross estate, close to local supermarkets, bus stops and only a few minutes from the town centre by car. The seafront and train station with mainland ferry connections are both within easy reach.

The light and airy accommodation comprises 2 double bedrooms, lounge leading to the dining room (currently used as a sitting room), kitchen and bathroom. Additionally, the property benefits from a driveway providing off road parking and access to the garage, and a lovely south-facing rear garden.

The popular location, easy access to local amenities and one-level living accommodation makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most sought after coastal towns. A viewing is recommended to fully appreciate everything this fantastic bungalow has to offer!



Accommodation

Porch

Entrance Hall

Lounge

17'9 max x 10'10 (5.41m max x 3.30m)

Dining Room (currently used as a Sitting Room)

10'10 x 8' (3.30m x 2.44m)

Kitchen

10'10 x 7'2 (3.30m x 2.18m)

Bedroom 1

10'11 x 10'11 (3.33m x 3.33m)

Bedroom 2

10'11 x 10'10 (3.33m x 3.30m)

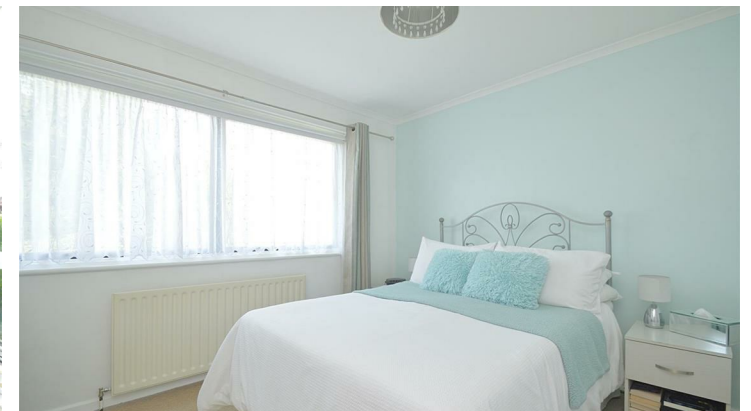
Bathroom

Garage

15'11 x 7'11 (4.85m x 2.41m)

Outside

To the front of the property the garden is laid mainly to lawn. The driveway provides off road parking for 2/3 cars and access to the garage. The rear garden is laid mainly to lawn with a pond and variety of established shrubs and plants.



Services

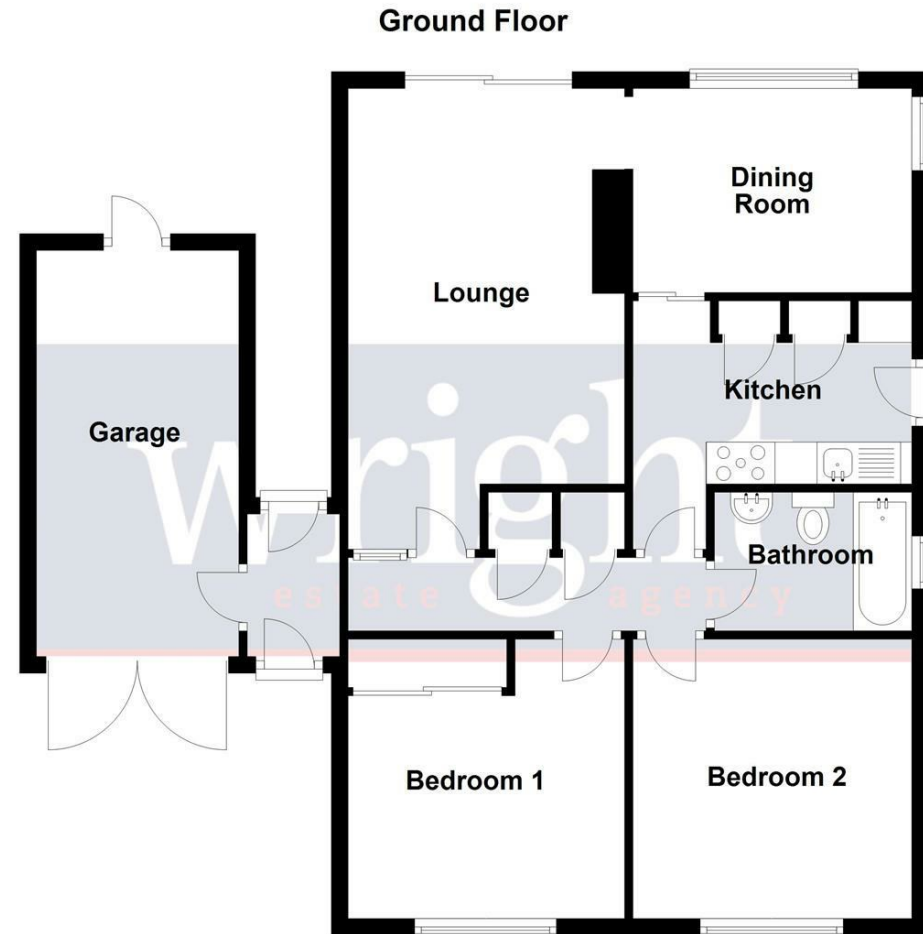
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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PROTECTED

Viewing: Date Time