



- Older Style Semi-Detached Home
- Sun Room
- Close to Local Amenities
- 3 Bedrooms
- Off Road Parking for 2 Cars
- Ideal Family Home
- Open-Plan Kitchen/Diner & Separate Lounge
- Large Rear Garden
- Viewing Recommended!

18 Alfred Road, Lake, Isle of Wight, PO36 9HU

**£265,000**



This semi-detached older style home is located in a quiet residential street, a short walk from the local primary school, Tesco Express and Lake train station with direct ferry connections to the mainland. Several supermarkets and the seafront with miles of coastal walks and sandy beaches to explore are just minutes away by car.

The nicely presented accommodation comprises an entrance porch, lounge, open-plan kitchen/diner and sun room on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from off road parking for 2 cars and a large lawned rear garden.

The light and airy accommodation, generous garden and off road parking makes this an ideal home for a family or would equally suit anyone simply looking to enjoy life in one of the Island's most popular coastal locations. A viewing is recommended to appreciate everything this charming home has to offer!





# Accommodation

## Porch

## Lounge

13'7 x 11'8 (4.14m x 3.56m)

## Dining Room

12'1 x 10'6 (3.68m x 3.20m)

## Kitchen

12'1 x 6'10 (3.68m x 2.08m)

## Sun Room

15'7 x 6'1 (4.75m x 1.85m)

## First Floor Landing

## Bedroom 1

12'1 x 10'4 (3.68m x 3.15m)

## Bedroom 2

13'8 x 8'5 (4.17m x 2.57m)

## Bedroom 3

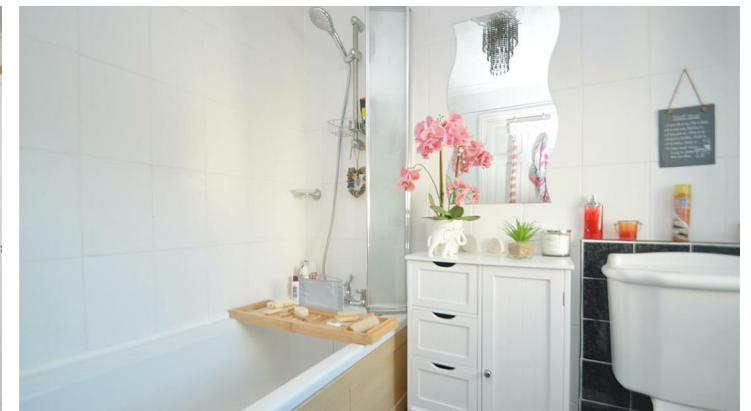
12'1 x 6'11 (3.68m x 2.11m)

## Bathroom

6'5 x 6'4 (1.96m x 1.93m)

## Outside

To the front of the property there is off road parking for 2 cars. Gated side access leads to the large rear garden, which is laid mainly to lawn with a garden shed and variety of established shrubs, plants and bushes.



**Services**

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

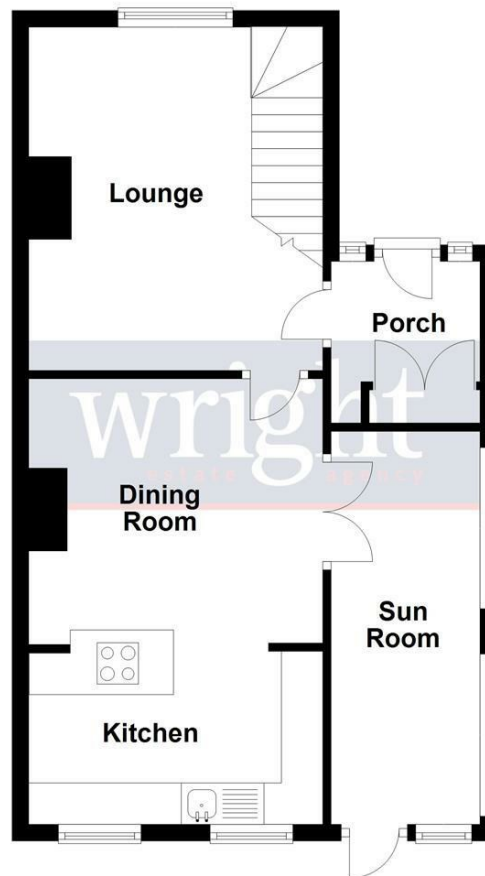
**Council Tax**

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

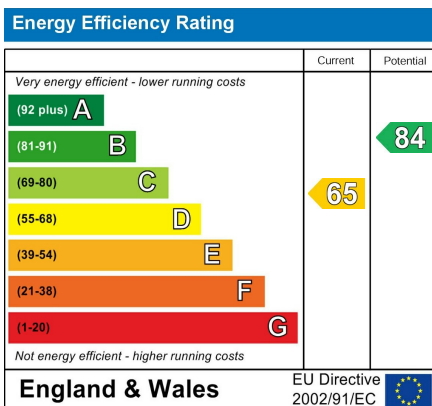
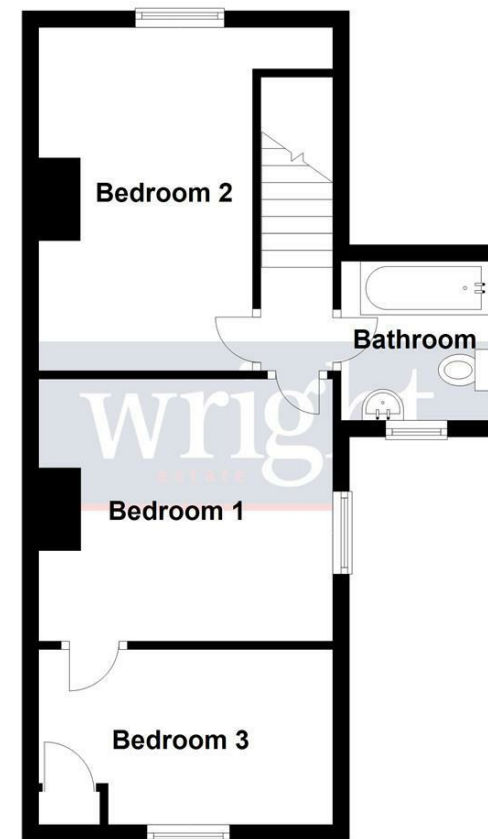
**Agents Notes**

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.

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

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 PROTECTED  


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