



- Attractive Detached Home
- Gated Driveway
- Central Location
- 3 Bedrooms
- Good-Sized Rear Garden
- Modernisation Required
- 3 Reception Rooms & Separate Kitchen
- Large Workshop/Outbuilding
- CHAIN FREE

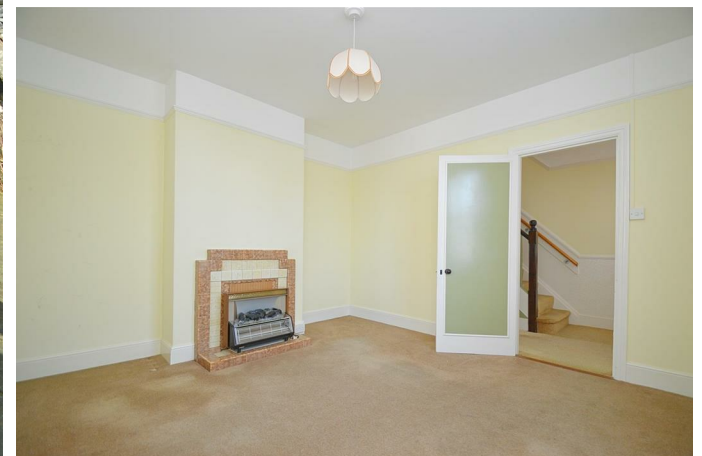
8 Collingwood Road, Shanklin, PO37 7LN

£325,000

This older-style detached house is conveniently located in the heart of the popular seaside town of Shanklin. Just a short walk from a variety of shops, supermarkets, schools, the local train station with direct ferry links to the mainland, and the seafront with miles of coastal walks and sandy beaches to explore.

The accommodation is in need of general modernisation and comprises a lounge, dining room, garden room, kitchen and cloakroom on the ground floor, with 3 bedrooms and the bathroom on the first floor. Additionally, the property benefits from a gated driveway, substantial workshop and good-sized rear garden.

The very convenient location, scope for improvement and substantial outbuilding makes this a perfect family home for anyone looking to put their own stamp on a property with the potential to work from home or in need of secure and spacious storage. A viewing is recommended to appreciate everything this CHAIN FREE home has to offer!



Accommodation

Entrance Hall

Lounge

12'6 x 12' (3.81m x 3.66m)

Kitchen

9'2 x 8' (2.79m x 2.44m)

Dining Room

12'6 x 10' (3.81m x 3.05m)

Garden Room

13' x 9'11 (3.96m x 3.02m)

Cloakroom

First Floor Landing

Bedroom 1

12'6 x 11'11 (3.81m x 3.63m)

Bedroom 2

12'6 x 10' (3.81m x 3.05m)

Bedroom 3

9' x 8' (2.74m x 2.44m)

Bathroom

Outside

To the front of the property the gated driveway provides off road parking and access to the large workshop/outbuilding (46'8 max x 15'8 narrowing to 9'3), which is an ideal working space or for secure storage. The good-sized rear garden is laid mainly to lawn with a patio area.



Services

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

Council Tax

Band D - 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(69-80) C	
(55-68) D	55
(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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing:

Date

Time