

shanklin@wright-iw.co.uk

wright
estate agency



- Detached Bungalow
- Double Glazing & Gas Central Heating
- Quiet Cul-de-Sac Location

- 3 Bedrooms
- Driveway & Garage
- Close to Local Amenities

- Modern Kitchen & Shower Room
- Sunny Gardens
- Viewings Welcome

56 Silver Trees, Shanklin, PO37 7ND

£315,000

This very well-presented, detached bungalow is located in a tucked away cul-de-sac on the outskirts of Shanklin. The nearby town centre offers access to a range of local amenities, including supermarkets, a doctor's surgery, an Islandwide bus service, and a train station with direct ferry connections to the mainland. The seafront is within easy reach and benefits from miles of sandy beaches and coastal paths to explore.

The nicely proportioned accommodation comprises a good-sized lounge/diner, separate kitchen, 3 bedrooms, shower room, and separate WC. Additionally, the property benefits from a driveway providing off road parking for 2 cars, an attached garage, and sunny gardens that surround the bungalow on all sides.

The quiet cul-de-sac location, well appointed interior, and lovely sunny gardens makes this an ideal home for anyone looking to enjoy Island life in one of it's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic detached bungalow has to offer!



Accommodation

Entrance Hall

Lounge/Dining Room

19' x 11'8 (5.79m x 3.56m)

Kitchen

12'9 x 6'5 (3.89m x 1.96m)

Bedroom 1

12'7 x 9'7 (3.84m x 2.92m)

Bedroom 2

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

Bedroom 3

9' x 8'3 (2.74m x 2.51m)

Shower Room

Cloakroom

Outside

To the front of the property the driveway provides off road parking and access to the attached garage with an up and over door. The bungalow is surrounded by gardens, which are laid mainly to lawn and ideally positioned to enjoy the sunshine all day.



Services

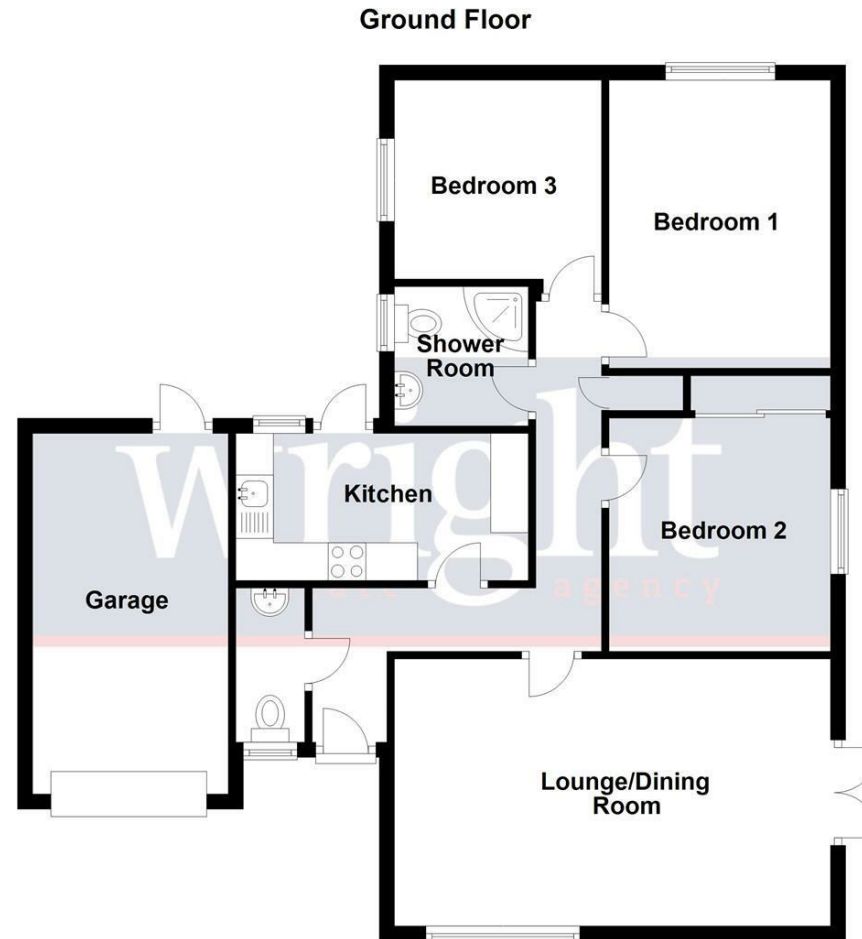
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

Band D - 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.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (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.

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PROTECTED

Viewing: Date Time