



- Older Style Semi-Detached Home
- Large Modern Kitchen
- Ideal Family Home

- 3 Bedrooms
- Enclosed Rear Garden
- Short Walk to Town & Beach

- Lounge & Dining Room
- Recently Modernised
- Viewing Recommended!

12 Carter Street, Sandown, Isle of Wight, PO36 8BP

£250,000

This older style end of terrace house is located just a stone's throw from Sandown town centre, providing access to a range of amenities, and the seafront with miles of sandy beaches and coastal paths to explore. The local train station with direct mainland connections is only minutes away.

The recently upgraded interior comprises a lounge opening to the dining room, cloakroom, and the large modern kitchen on the ground floor, with 3 bedrooms and the family bathroom on the first floor. Additionally, the property benefits from an enclosed rear garden.

The very convenient location and well-proportioned accommodation makes this an ideal home for anyone looking to enjoy life by the sea in one of the Island's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic end of terrace home has to offer!



Accommodation

Entrance Hall

Lounge

13'3 into bay x 13'3 (4.04m into bay x 4.04m)

Dining Room

9'11 x 8'5 (3.02m x 2.57m)

Kitchen

14'10 x 10'11 (4.52m x 3.33m)

Cloakroom

9'11 x 3'8 (3.02m x 1.12m)

First Floor Landing

Bedroom 1

13'3 x 11'1 (4.04m x 3.38m)

Bedroom 2

12'7 x 10' (3.84m x 3.05m)

Bedroom 3

9'9 x 6'1 plus recess (2.97m x 1.85m plus recess)

Bathroom

Outside

The low maintenance front garden is enclosed by a low wall. Gated side access leads to the rear garden, which is laid to lawn with a decked area and outbuilding for storage.



Services

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

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			
(81-91) B			83
(69-80) C		71	
(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 Tomblesons 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