



- Link-Detached Bungalow
- Sun Room
- Quiet Cul-de-Sac Location

- 2 Double Bedrooms
- South-Facing Rear Garden
- Close to Local Amenities

- Lounge & Separate Dining Room
- Driveway & Garage
- Viewing Recommended!

22 Fir Tree Close, Shanklin, PO37 7EX

**£310,000**

This link-detached bungalow is located in a quiet cul-de-sac, on the outskirts of Shanklin. The nearby town centre provides access to a range of local shops, several supermarkets, a doctor's surgery, and train station with direct ferry connections to the mainland.

The well-proportioned accommodation comprises 2 double bedrooms, lounge, dining room, separate kitchen, sun room, and bathroom. Additionally, the bungalow benefits from a driveway, attached garage, and South-facing rear garden, which is ideally placed to enjoy the sunshine all day.

The quiet cul-de-sac setting, lovely south-facing garden, and easy access to local amenities makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal locations. A viewing is recommended to appreciate everything this fantastic link-detached bungalow has to offer!



## Accommodation

### Entrance Porch

### Hallway

### Lounge

15'6 plus recess x 10'10 (4.72m plus recess x 3.30m)

### Dining Room

10'11 x 7'5 (3.33m x 2.26m)

### Kitchen

10'11 x 7'3 plus recess (3.33m x 2.21m plus recess)

### Bedroom 1

11'1 x 10'11 (3.38m x 3.33m)

### Bedroom 2

10'10 x 10'10 (3.30m x 3.30m)

### Bathroom

### Sun Room

11' x 10'6 (3.35m x 3.20m)

### Outside

To the front of the property the garden is laid mainly to lawn. The driveway provides off road parking and access to the attached garage with double doors, power and lighting. The South-facing rear garden is also laid mainly to lawn with a garden shed, greenhouse, and pond.



**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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**Viewing:**
Date .....
Time .....