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wright
estate agency



- Modern Semi-Detached Home
- Lawned Rear Garden
- Tucked Away Location

- 2 Bedrooms
- Close to Local Amenities
- Short Walk to Seafront

- Off Road Parking
- Good Decorative Order
- Viewing Recommended!

28 Drabbles Lane, Sandown, PO36 9ER

£230,000

This modern semi-detached house is tucked away in a quiet, no-through road in the popular seaside town of Sandown. The town centre, schools, doctor's surgery, leisure centre, seafront with miles of sandy beaches, and the local train station with mainland ferry connections are all within easy walking distance.

The well-presented accommodation comprises a lounge, kitchen and cloakroom on the ground floor, with the 2 bedrooms and bathroom on the first floor. Additionally, the property benefits from a driveway to the side of the property, and lawned gardens to the side and rear.

The very convenient location, off road parking, and lovely garden makes this an ideal for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic modern home has to offer!



Accommodation

Entrance Hall

Kitchen

11'9 x 7'3 (3.58m x 2.21m)

Lounge

14'3 x 11'4 max (4.34m x 3.45m max)

Cloakroom

First Floor Landing

Bedroom 1

14'2 x 10'6 max (4.32m x 3.20m max)

Bedroom 2

12'8 max x 7'6 max (3.86m max x 2.29m max)

Bathroom

Outside

To the side of the property there is a driveway providing off road parking. Gated access leads to the side and rear garden, which is laid mainly to lawn and features a variety of established plants and shrubs.



Services

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

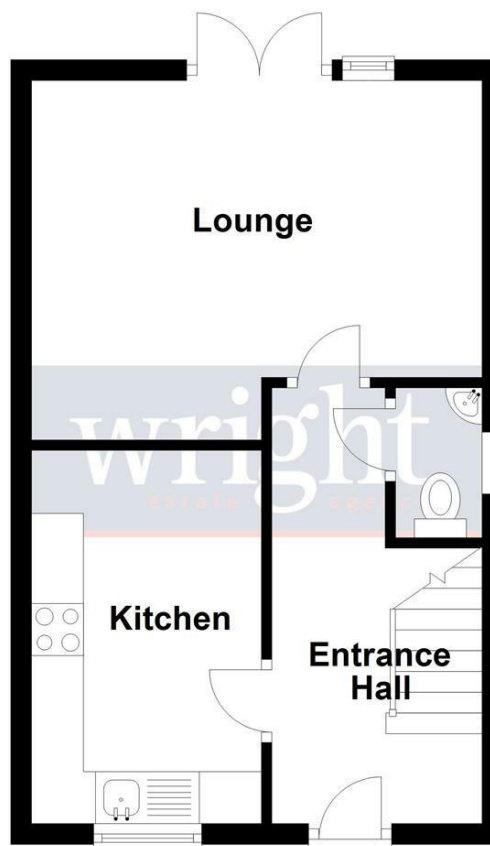
Council Tax

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

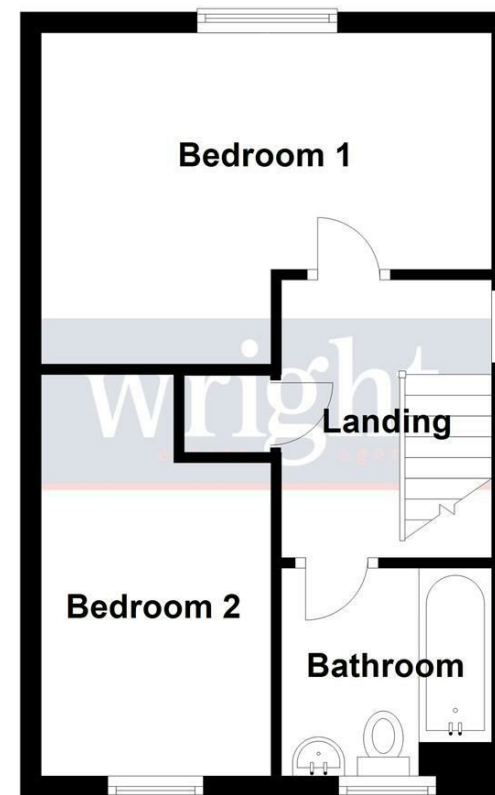
Agents Notes

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(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