



**32 Spring Gardens,
Shanklin,
Isle of Wight,
PO37 7AQ**

£215,000



This spacious semi-detached Victorian home is located in a popular residential street, within close proximity of Shanklin's town centre and a short stroll from miles of sandy beaches. The nearby train station offers direct ferry connections to the mainland. The very well-presented accommodation comprises 3 double bedrooms, lounge, dining room, kitchen, bathroom and separate WC. Additionally, the property benefits from an attractive lawned rear garden. The spacious accommodation and very convenient location makes this an ideal home for anyone looking to enjoy the many benefits of living in a seaside town. A viewing is recommended to appreciate everything this charming home has to offer!

3 Bedrooms (1 En Suite)

2 Reception Rooms

Gas Central Heating

Double Glazing

Modern Kitchen & Bathroom

Well Maintained

Fully Enclosed Rear Garden

Close to Local Amenities



ACCOMMODATION

Gate and steps leading up to :

Covered Entrance Porch

Double glazed door leading to :

Hallway

Smoke alarm. Radiator. Understairs shelving. Coved ceiling.

Lounge 13' 8" max x 10' 10" (4.16m x 3.30m)

T.V./sky & telephone points. Electric fire. Radiator. Double glazed bay window overlooking front. Cupboard housing fuse board. Coved ceiling.

Dining Room 11' 11" x 9' 5" (3.63m x 2.87m)

Double glazed window to side. Shelving and storage cupboards either side of the fireplace. Radiator. Opening leading to :

Kitchen 11' 9" x 9' 11" (3.58m x 3.02m)

Double glazed window and door to side. Modern range of matching wall and base units with worktop over. Electric cooker point. Cooker hood. Plumbing for washing machine and dishwasher. Coved ceiling. Spotlight bar. Tiled splashbacks. 1 1/2 bowl stainless steel sink unit. Radiator. Door leading to :

Bathroom

Obscure double glazed window to rear. Cupboard housing boiler and shelving. White suite comprising wash hand basin, panel bath with mixer tap shower attachment, shower over and shower screen and low level w.c. Tiled floor and walls. Extractor fan. Heated towel rail.

First Floor Landing

Radiator. Smoke alarm. Coved ceiling.

Bedroom 1 15' 5" x 11' 5" (4.70m x 3.48m)

Two double glazed windows to front. Radiator. Coved ceiling. T.V. point. Large built in double wardrobe with hanging rail and shelving. Additional shelving to the side of the wardrobe. Coved ceiling. Access via pull down ladder to loft. Door to :

En-suite

Shower cubicle housing electric shower. Extractor fan. Wash hand basin. Part tiled walls. Tiled floor.

Bedroom 2 11' 11" x 9' 5" (3.63m x 2.87m)

Double glazed window to side. Radiator. Coved ceiling.

Separate w.c.

Double glazed window to side. Low level w.c.

Bedroom 3 10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed window to side. Loft hatch. Radiator. Coved ceiling.

Outside

Low maintenance front garden. Gated side path leading to rear patio area with storage shed, outside tap and gas meter box. Steps leading up to rear garden which is laid to lawn and fully fenced. Large raised flower bed with numerous plants and shrubs.

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.

NB

Please note that under the 1979 Estate Agents Act we must inform all parties that the vendor of the property is an employee of South Wight Properties Ltd T/A The Wright Estate Agency.



Ground Floor



First Floor

