



**210 Whitecross Lane,  
Shanklin,  
Isle Of Wight, PO37 7EQ**

**£260,000**





This very well-presented detached bungalow is located on the outskirts of Shanklin town centre, with easy access to a wealth of local shops, the beach and nearby train station with direct mainland ferry links. 3 local supermarkets are within walking distance and bus stops with a regular service in to both Shanklin and Sandown are only minutes away. The light and airy accommodation comprises 3 bedrooms, lounge, kitchen/diner, bathroom and separate WC. Additionally, the property benefits from a driveway, garage and low maintenance gardens to the front and rear. The level, well-presented accommodation and convenient town location makes this an ideal retirement home for anyone looking to enjoy the many benefits Shanklin has to offer!

**3 Bedrooms**

**Conservatory**

**Gardens**

**Sought After Location**

**Modern Kitchen/Diner**

**Garage & Parking**

**Gas Central Heating**

**Viewing Recommended!**



## ACCOMMODATION

### Ground Floor

Double glazed door to: -

### Entrance Porch

Quarry tiled floor. Replacement UPVC double glazed door to: -

### Entrance Hall

Oak effect laminate flooring. Radiator. Built-in broom cupboard. Loft access.

### Lounge 15' 3" x 11' 4" (4.64m x 3.45m)

Oak effect laminate flooring. Radiator. Two sets of recess book and display shelves.

### Kitchen/Dining Room 15' 8" x 8' 7" (4.77m x 2.61m)

Range of modern base cupboards and drawers with worktop over. Matching wall units. Sink unit with mixer tap over. Built-in electric oven and hob. Radiator. Oak effect laminate flooring. Plumbing for washing machine and dishwasher. Window to side. UPVC replacement double glazed sliding patio door to: -

### Conservatory 8' 9" x 6' 3" (2.66m x 1.90m)

UPVC construction with double glazed windows and triple layer polycarbonate roof. Oak effect laminate flooring. Door to rear garden.

### Bathroom

White suite comprising corner bath with Mira electric shower unit over and large Edwardian style pedestal wash basin with chrome taps. Radiator. Cupboard housing Worcester gas fired combination boiler.

### Separate WC

Half tiled walls. White close coupled WC.

### Bedroom 1 10' 11" x 10' 11" (3.32m x 3.32m)

Range of three fitted wardrobes. Radiator. Attractive bow window with countryside views.

### Bedroom 2 10' 10" x 8' 9" (3.30m x 2.66m)

Radiator. Two fitted double wardrobes. Attractive bow window to the front with views over the countryside.



### Bedroom 3 8' 6" x 7' 11" (2.59m x 2.41m)

Radiator. Double glazed window.

### Parking

Concrete driveway with space for two vehicles leading to: -

### Attached Garage 16' 2" x 7' 11" (4.92m x 2.41m)

Up and over door. Power and lighting. Side door and roof storage space.

### Front Garden

Easily maintained gardens which are screened from the road and laid to lawn with flower and shrub borders.

### Rear Garden

Fully enclosed by high fencing and laid mostly to paved terrace area. Paved and gravelled patio area with ornamental borders. Pergola.

### Services

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

### Council Tax

Band D - 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			66
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	