



£173,000

13 WILTON ROAD, SHANKLIN, ISLE OF WIGHT, PO37 7DA

Hose
Rhodes
Dickson



£173,000

13 WILTON ROAD,
SHANKLIN,
ISLE OF WIGHT,
PO37 7DA

- Spacious Accommodation
- 3 Bedrooms/2 Reception Rooms
- Off Road Parking/Garage
- Minimal Maintenance Garden
- Close to Shops & Local Amenities
- Chain Free

3 bedroom semi detached property with off road parking and garage sat within easy walking distance of local shops, transport links and amenities.

The property is in need of upgrading and refurbishing. The property benefits from double glazing and has a recently installed new boiler.

Spacious flexible accommodation comprising lounge, dining room, kitchen and lean to conservatory.

First floor accommodation comprises 3 spacious bedrooms, family bathroom and separate WC.





ENTRANCE HALL

KITCHEN

15' 04" x 10' 11" (4.67m x 3.33m)

LOUNGE

12' 05" x 12' 00" (3.78m x 3.66m)

DINING ROOM

12' 00" x 10' 11" (3.66m x 3.33m)

LEAN TO

9' 06" x 5' 05" (2.9m x 1.65m)

BEDROOM 1

12' 01" x 11' 01" (3.68m x 3.38m)

BEDROOM 2

12' 00" x 11' 00" (3.66m x 3.35m)

BEDROOM 3

11' 00" x 8' 02" (3.35m x 2.49m)

BATHROOM

WC



OUTSIDE Charming front courtyard garden with site access via the garage through to enclosed rear garden. The garden has been designed for minimal maintenance and upkeep. Additional garden storage facilities available.

Council Tax Band: C

Shanklin is located to the South East of the island, with the principal town of Newport approximately a 20 minute car journey away. The town centre offers access to a choice of supermarkets, banks, hotels and a train station with mainland ferry links and other useful amenities.

Shanklin Old Village is your quintessential island village, which boasts; gift shops, tea rooms, restaurants and pubs, some of them thatched. It has the famous Crab Inn which features on many fudge boxes and calendars.

Shanklin's Esplanade and beach boast miles of golden sand, which stretches from Shanklin, through to Sandown and on to Yaverland. Offered along this beautiful route is; cafes & restaurants, Sandown Pier, Dinosaur Isle and much more.

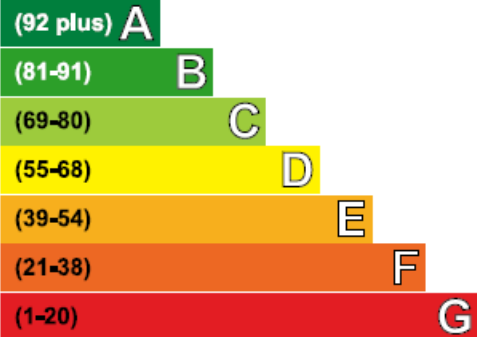
Hose
Rhodes
Dickson

Jon Shears
MORTGAGE ADVICE

For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

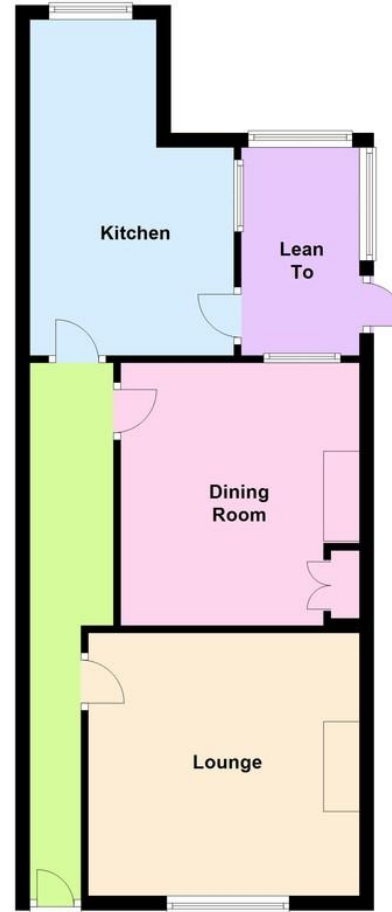
Call Jon on

Very energy efficient - lower running costs



Current	Potential
59	82

Ground Floor

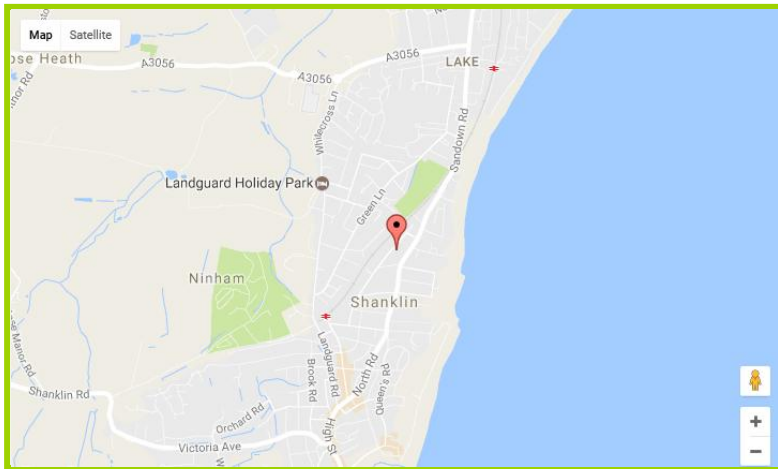


First Floor



Where to find the property

13 Wilton Road, Shanklin, Isle Of Wight, PO37 7DA



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Shanklin office to arrange a viewing

01983 866000 or email shanklin@hrdiw.co.uk

Newport 521144 | Ventnor 855525 | Bembridge 875000 | Ryde 565658 | Cowes 294714 | Shanklin 866000 | Freshwater 759989

www.hrdiw.co.uk
Friendly service and local knowledge

