

Useful information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor, Trigg House
Monks Brook
St Cross Business Park
Newport
Isle Of Wight
PO30 5WB

01983 525710

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Book a viewing

There is no substitute to seeing the real thing!
To arrange a viewing contact one of our team on

01983 525710

triggow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	



£330,000 Freehold

22 Atherley Park Way, Shanklin, Isle of Wight, PO37 7AZ



- Stunning presentation throughout
- En-suite and family bathroom
- Sunny, well sized rear garden
- Driveway parking
- Chain Free



Call 01983 525710 to view this home, or visit www.triggow.co.uk for more details



AGENT'S COMMENTS

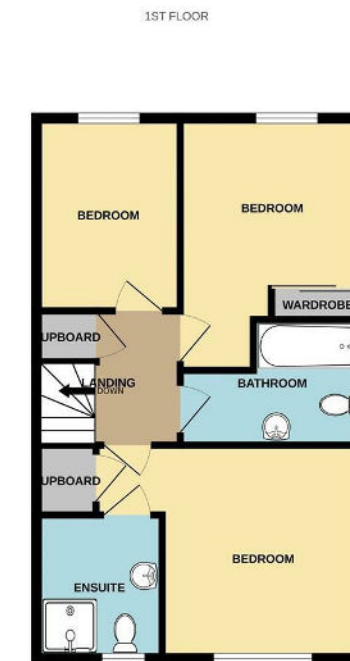
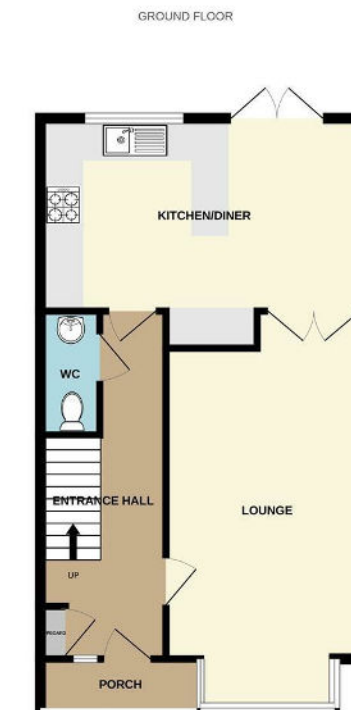
A beautifully presented home, situated in a quiet cul de sac and offered to the market chain free. This perfect family home comes to the market offering plenty of parking, lots of outside space and in excellent condition throughout.

Situated in the coastal town of Shanklin, the property sits within touching distance of the cycle track, walking distance of the town and within close proximity to the beach too. The hustle and bustle of the High Street offers plenty in the way of shops, cafes and restaurants whilst the cycle track leads you through the islands' wonderful countryside all the way to Newport along the Red Squirrel Trail.

Driveway parking on the front for at least three cars, the property offers side access around to the sunny and well maintained rear garden. The garden is both private and ideal for families with both a lawned area, patio and well sized shed too.

Internally, this property is exceptionally well kept, the property throughout has been modernised to a high standard with upgrades over its 7 year lifespan. The layout suits that of a modern, sociable family with a kitchen/diner that overlooks the rear garden. A large lounge and handy downstairs W/C complete the space. The first floor is bright, beautifully presented and offers three family sized bedrooms with a master en-suite and a family bathroom too.

Council Tax Band D



Accommodation

GROUND FLOOR

Entrance Hall

Lounge 21' x 10'11

Kitchen/Diner 17'8 x 10'

Cloakroom W/C

FIRST FLOOR

Landing

Bedroom 1 14' (max) x 11'3

En-suite

Bedroom 2 14' x 10'

Bedroom 3 10'2 x 8'5

Bathroom

OUTSIDE

Driveway Parking

Side Access

Rear Garden

Shed