

**Anderri Way Shanklin, PO37 7EF**

**£299,950**



**CHAIN FREE!!** Is this 3 bedroom detached bungalow located in the popular town of Shanklin close to local schools, Shanklin town centre and Shanklin's sandy beaches. The property consists of a spacious living room, conservatory, kitchen, utility room, lean to, shower room, three double bedrooms & a bathroom. Outside offers a good-sized garden space and summer house. Other benefits of the property includes a driveway for two vehicles, gas central heating & double glazing throughout.

**CHAIN FREE!!**

**GOOD-SIZED GARDEN**

**CLOSE TO LOCAL SCHOOLS & SHANKLIN  
TOWN CENTRE**

**DETACHED BUNGALOW**

**DRIVEWAY**

**DOUBLE GLAZING & GAS CENTRAL HEATING**

# ROOMS

**Conservatory** 20' 4" x 11' 6" (6.2m x 3.5m)  
Carpet flooring. Double glazing throughout. Radiator.

**Living room** 23' 0" x 0' 0" (7m x 0m)  
Carpet flooring. Gas fireplace. Double glazed window to front aspect. Radiator.

**Kitchen** 6' 7" x 11' 2" (2m x 3.4m)  
Wooden flooring. Fitted-kitchen with gas hob & electric oven. Sink drainer & pantry.

**Lean to** 8' 10" x 9' 2" (2.7m x 2.8m)  
Wooden flooring. Double glazing to side & rear aspect. Radiator.

**Utility room** 5' 7" x 9' 2" (1.7m x 2.8m)

## Hallway

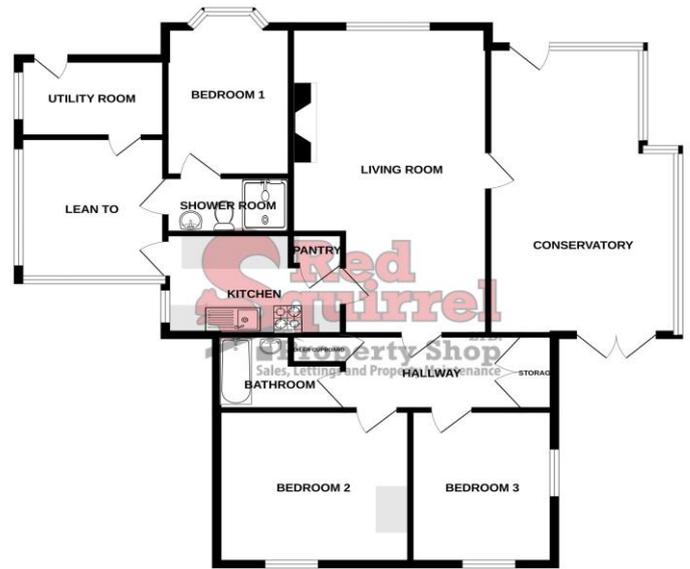
**Family Bathroom** 5' 3" x 6' 3" (1.6m x 1.9m)  
Wooden flooring. Bath, sink & WC. Frosted double glazed window to side aspect.

**Shower room** 3' 11" x 7' 3" (1.2m x 2.2m)  
Laminate flooring. Shower, sink & WC.

**Bedroom 1** 10' 6" x 7' 10" (3.2m x 2.4m)  
Carpet flooring. Built-in cupboard space. Double glazed bay window to front aspect. Radiator.

**Bedroom 2** 10' 10" x 9' 10" (3.3m x 3m)

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See also the EPC.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC		