



MARVINS
ESTATE AGENTS



26 FLEETWAY, SHALFLEET, PO30 4PR

£205,000

Located in the charming village of Shalfleet, this mid-terrace house enjoys a delightful open outlook across an attractive green, offering a picturesque view and sense of community.

With wonderful potential for improvement, alteration and extension STPP, the house was originally designed as a three-bedroom property and currently boasts two large double bedrooms, with clear scope to reconfigure the layout back to three bedrooms if required. The accommodation is well proportioned throughout and presents an excellent opportunity for buyers looking to modernise and personalise a home to their own taste, whilst benefitting from a newly installed gas boiler.

The ground floor comprises a bright lounge/dining room with views over the green, opening through to a dining area with French doors leading directly onto the rear garden. The kitchen offers direct access to the rear garden and provides a practical layout ready for updating with potential for extension STTP. Upstairs, both double bedrooms are of excellent size, with the principal bedroom enjoying dual windows overlooking the green. The second bedroom could easily be divided to reinstate a third bedroom if desired. A family bathroom completes the first-floor accommodation. Outside, the house benefits from both front and rear gardens as well as an allocated parking space.

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26 FLEETWAY, SHALFLEET, ISLE OF WIGHT PO30 4PR

Shalfleet is a sought-after village offering a popular local shop, Shalfleet Primary School, Little Explorers Preschool and village church, with convenient bus routes to Newport and Yarmouth, making this an ideal blend of village tranquility and accessibility.

Don't miss the opportunity to make this property your own.

The Accommodation is as follows:

Glazed Entrance Door to:

ENTRANCE HALL

Stairs to upper floor off. Door to:

LOUNGE

15'6" x 12'9" (4.72m x 3.89m)

Radiator. Window with views overlooking the Green. Open to:

DINING AREA

8'5" x 8'9" (2.57m x 2.67m)

Radiator. French doors to rear garden. Radiator. Door to:

KITCHEN

7'1" x 8'9" (2.16m x 2.67m)

Range of floor and wall cupboards. Stainless steel sink unit. Electric cooker point. Plumbing for washing machine. New gas boiler. Glazed door to rear garden.

FIRST FLOOR LANDING

Loft access. Built in cupboard housing hot water tank.

BEDROOM ONE

16' x 8'11" (4.88m x 2.72m)

Two windows overlooking the Green. Built in wardrobe. Radiator.

BEDROOM TWO

16' x 8'9" (4.88m x 2.67m)

Two windows overlooking the rear. Could convert to two bedrooms. Radiator.

BATHROOM

Panelled bath, low level dual-flush WC and pedestal wash basin. Fully tiled. Shaver point.

OUTSIDE

Front garden laid to lawn and parking space nearby. Rear garden, depth 45'6".

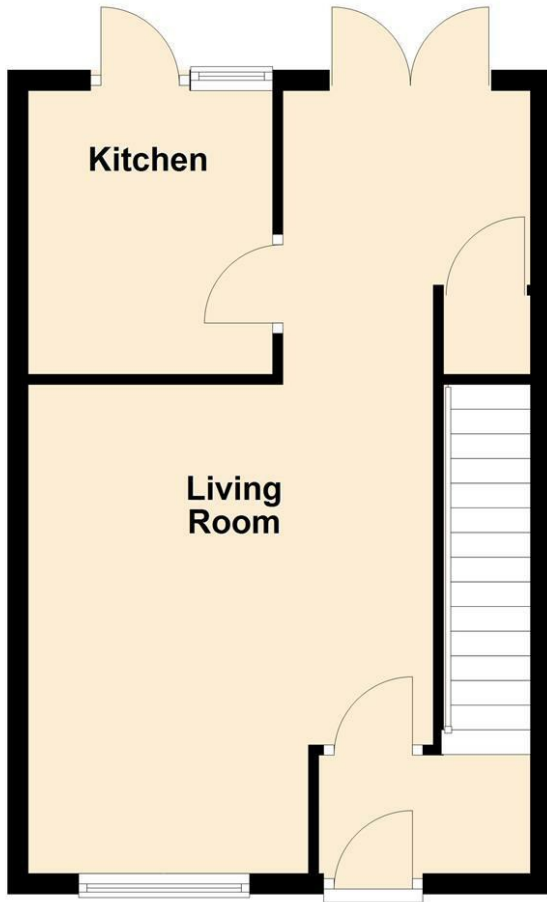
TENURE

This property is Freehold. Council tax band C.

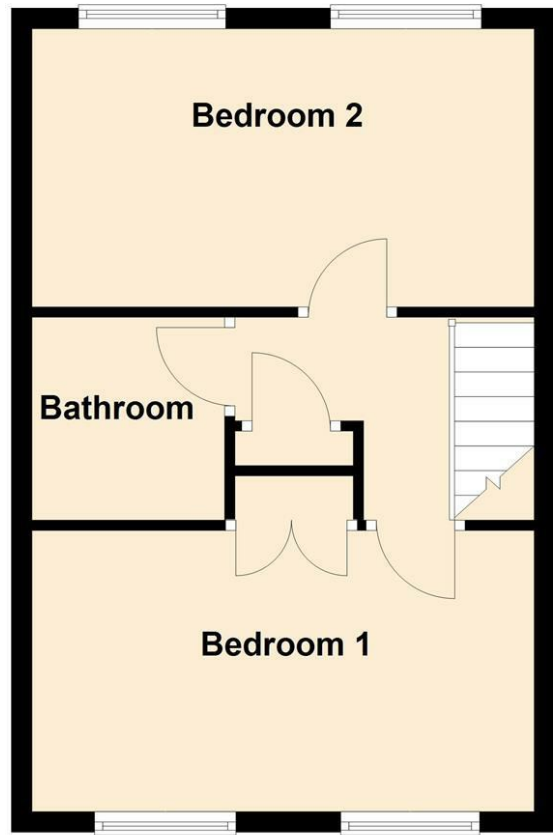




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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