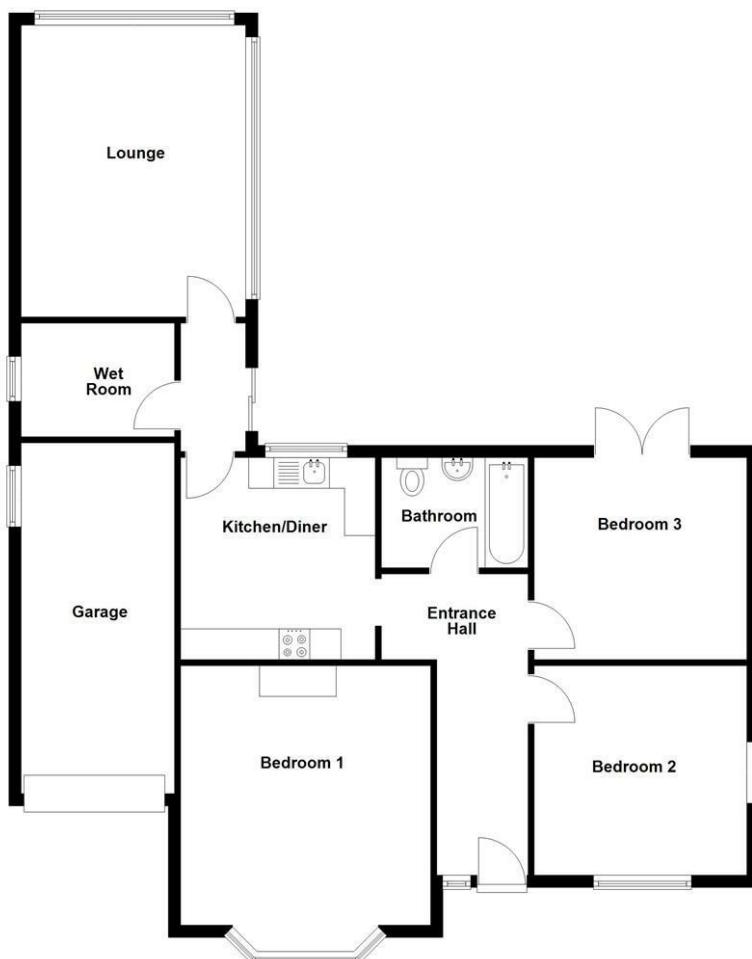


## Ground Floor



Floorplans are not to scale and for guidance only

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

## Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / [emily@arthurwheelerfs.co.uk](mailto:emily@arthurwheelerfs.co.uk)

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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- CHAIN FREE • DETACHED BUNGALOW • 3 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • AMPLE PARKING • GARAGE • LARGE GARDENS TO THE REAR • POPULAR SEMI-RURAL LOCATION

A deceptively spacious non-estate detached Bungalow being well situated in a popular semi rural location with many miles of delightful countryside walks and bicycle rides nearby. The local supermarkets in Lake are about 2 miles distant and the main town of Shanklin is about 3.5 miles.

The accommodation, which is warmed by gas fired central heating, benefits from uPVC replacement double glazing, ample parking and a Garage to the front and to the rear there are good sized enclosed Gardens. To fully appreciate the property we would recommend an internal viewing. It should be noted the property is offered with no onward chain. It comprises:

#### ENTRANCE HALL

With ceiling hatch to loft space, with gas fired Boiler

#### COUNCIL TAX

Band D

**BEDROOM 1 14'10 into bay/max x 14'5 (4.52m into bay/max x 4.39m)**

**BEDROOM 2 11'4 x 11'1 (3.45m x 3.38m)**

**BEDROOM 3 10'11 x 11'5 (3.33m x 3.48m)**

#### BATHROOM

White suite of Jacuzzi bath, wash basin and WC

**KITCHEN/BREAKFAST ROOM 12'2 x 11'5 (3.71m x 3.48m)**

With built in hob and double oven and plumbing for washing machine.

#### REAR LOBBY

#### SHOWER ROOM

**LOUNGE 12'0 x 15'7 (3.66m x 4.75m)**

#### OUTSIDE

As mentioned there is ample parking to the front of the property with a single Garage (18'6 x 7'8) with up and over door. To the rear of the property there is a patio area and good sized enclosed gardens to the rear.

#### SERVICES

All mains are available

#### TENURE

Freehold



