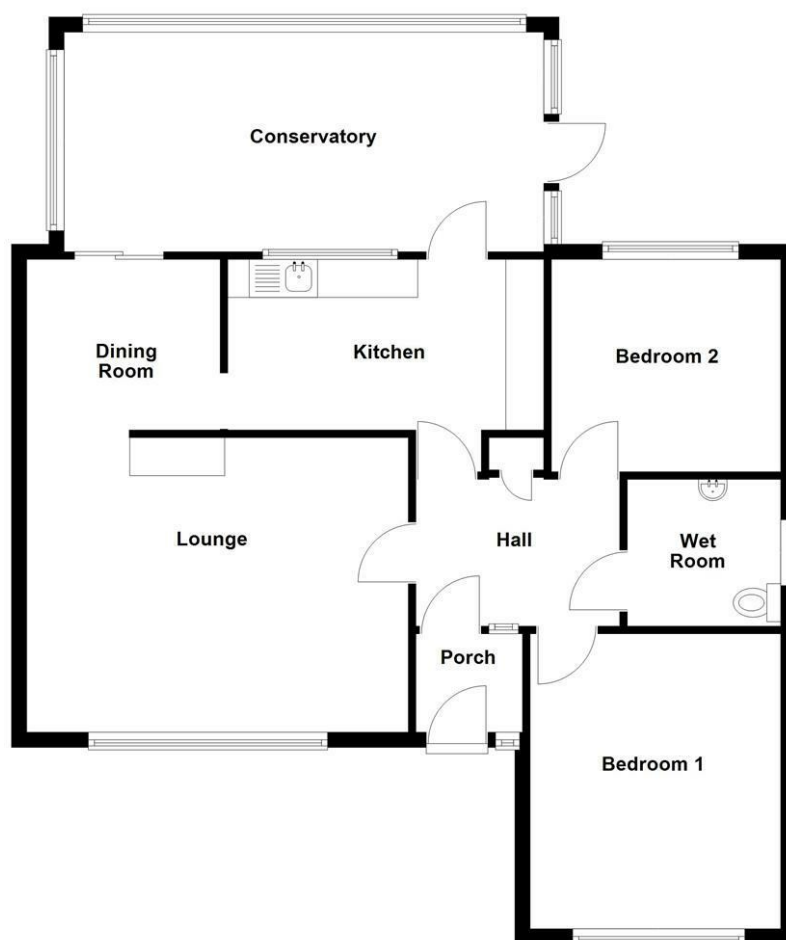


Ground Floor



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 | | |
| (55-68) D | | 75 |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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

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 • TWO BEDROOMS • BEAUTIFUL MATURE GARDENS • DRIVEWAY 2/3 CARS • GARAGE • POPULAR PRIVATE CUL-DE-SAC

Offered chain free a lovely detached bungalow being well located towards to end of a quiet cul-de-sac, being within easy reach of the local Aldi at Lake which is about 0.3 miles and the main towns of Sandown and Shanklin are also convenient being about 1.25 miles distant.

The accommodation benefits from gas fired central heating and replacement uPVC double glazed windows, it has a conservatory extension to the rear, parking, garage and a feature are the private established mature gardens to the rear.

To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

Enclosed Entrance Porch

Leading to

Entrance Hall

With built in linen cupboard and ceiling hatch to roof space, which houses insulated hot water cylinder.

Lounge/Diner 14'7 x 11.4 ex of recess (lounge) 8'5 x 7'4 (dinin (4.45m x 3.35m.1.22m ex of recess (lounge) 2.57m x)

Gas fire with Back Boiler.

Kitchen 12'0 x 7'5 ex of door recess (3.66m x 2.26m ex of door recess)

Conservatory 16'11 x 9'5 (5.16m x 2.87m)

Bedroom One 12'10 x 9'11 (3.91m x 3.02m)

Bedroom Two 9'10 x 9'9 (3.00m x 2.97m)

Wet Room

With shower, wash basin and low level WC. Heated towel rail.

Outside

To the front there is open plan gardens being mainly laid to lawn, with shrub borders. To the rear are some super private well established gardens being laid to lawn with a variety of small trees, shrubs and bushes, leading to a greenhouse. Concrete driveway providing parking for 2/3 cars, leading to

Detached Single Garage 16'4 x 8'3 (4.98m x 2.51m)

With up and over door.

