

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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(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.

LOVE WHERE YOU LIVE

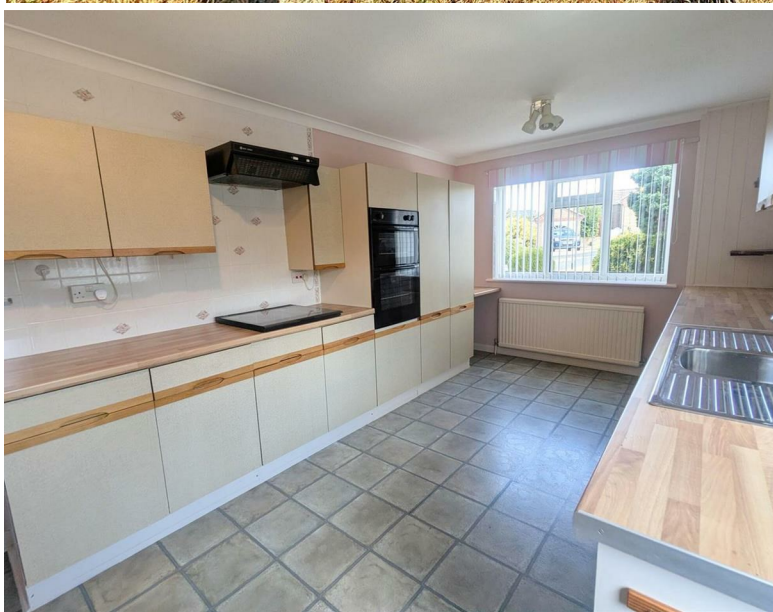
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1
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£260,000



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- CHAIN FREE • DETACHED BUNGALOW • TWO BEDROOMS • GAS CH • UPVC
- DOUBLE GLAZING • PARKING & GARAGE • GARDEN • SITUATED IN A POPULAR
- RESIDENTIAL AREA • CLOSE TO SUPERMARKETS & BUS STOPS

A detached Bungalow being well situated on the Merrie Gardens development that offers convenient access to the local Morrisons & Aldi supermarkets and the main town of Shanklin is about 1.25 miles distant. The property is warmed by gas fired central heating and benefits from replacement uPVC double glazing. By modern day standards, we feel the accommodation would benefit from some updating which is reflected in the asking price. Outside there is a driveway leading to a Garage and there are Gardens to the front and rear. The property is offered with no onward chain and we would recommend an internal viewing. It comprises:

ENCLOSED ENTRANCE PORCH 5'10 x 7' (1.78m x 2.13m)

LOUNGE 20'3 x 10'11 max (6.17m x 3.33m max)

KITCHEN 16'11 x 9'7 (5.16m x 2.92m)

With Valliant gas fired Boiler

SHOWER ROOM

INNER LOBBY

With airing cupboard

BEDROOM ONE 9'11 x 12'11 (3.02m x 3.94m)

BEDROOM TWO 10'10 x 9'5 (3.30m x 2.87m)

OUTSIDE

Driveway providing parking leading to single Garage (18' x 8'6) with up and over door, power and light. Open plan Garden to the front and enclosed Gardens to the rear. Background Downland views.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band D

