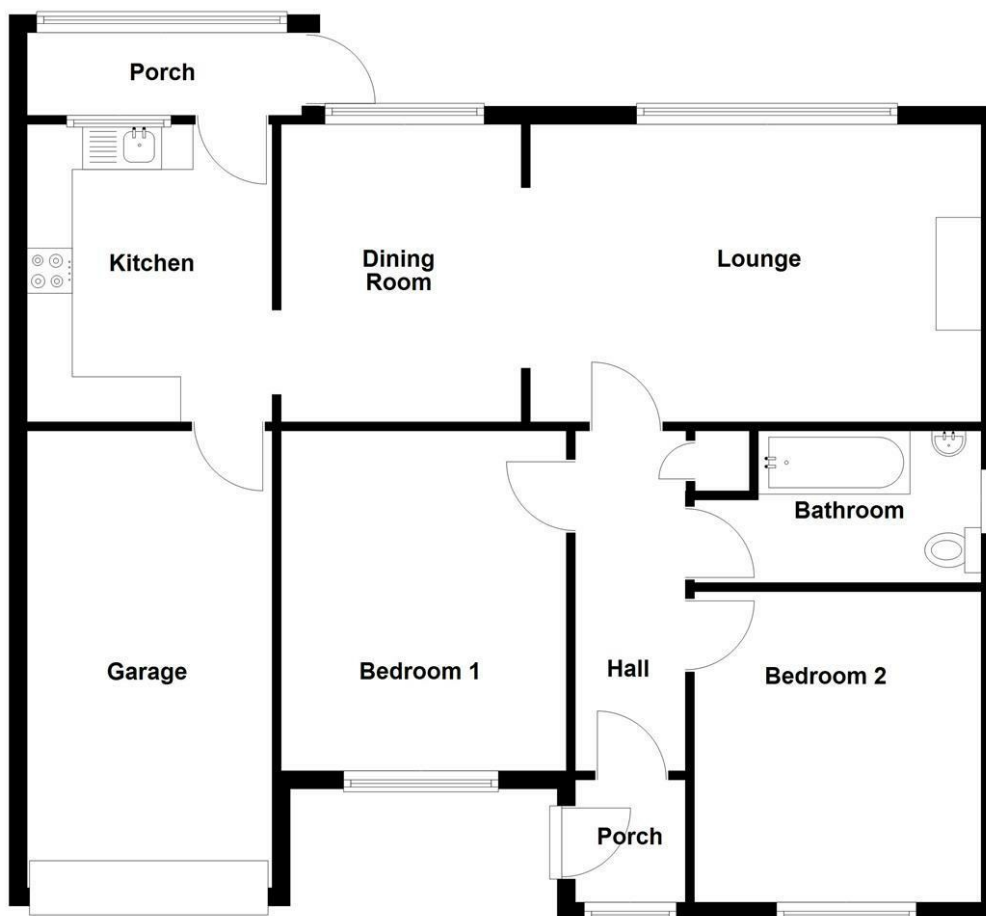


Ground Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	73
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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



13
BERRY HILL
SANDOWN
PO36 9JB

Offers Over £250,000



01983 868 333
www.arthur-wheeler.co.uk



• CHAIN FREE • SEMI-DETACHED BUNGALOW • TWO BEDROOMS • IN NEED OF
MODERNISATION • SCOPE TO CONVERT GARAGE • PARKING • GARDEN • POPULAR CUL-DE-SAC
LOCATION

A semi-detached Bungalow being well located in a popular cul-de-sac location that offers convenient access to nearby Tesco convenience store which is about half of a mile distant. Lake is positioned between the twin resort towns of Sandown and Shanklin, which both enjoy sandy beaches and an Esplanade.

The property which is offered with no onward chain, benefits from gas fired central heating and replacement uPVC double glazed windows. A feature of the property is the integral Garage which we feel, subject to the necessary consent, offers scope to convert into additional accommodation.

Outside there is parking to the front and an enclosed garden to the rear. It comprises

ENCLOSED ENTRANCE PORCH

HALLWAY

With built in Boiler cupboard housing Valliant gas fired Boiler.

BEDROOM 1 12'3 x 10'5 (3.73m x 3.18m)

BEDROOM 2 11 x 10'4 (3.35m x 3.15m)

BATHROOM

Champagne suite of panelled bath with Triton electric shower over, low flush WC & pedestal wash basin.

LOUNGE 16'4 x 10'10 (4.98m x 3.30m)

Square arch to

DINING ROOM 10'11 x 8'11 (3.33m x 2.72m)

KITCHEN 9'1 x 10'10 (2.77m x 3.30m)

With gas hob and electric oven.

LEAN TO PORCH

With access to rear garden

INTEGRAL GARAGE 16'8 x 8'7 (5.08m x 2.62m)

With up and over door, power & light and direct access to Kitchen.

OUTSIDE

To the front a driveway provides parking and to the rear of the property this is an enclosed garden being part laid to grass and patio. Timber shed.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band C

