

## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

LOVE WHERE YOU LIVE

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LAKE  
PO36 9QQ

£310,000



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- DETACHED BUNGALOW • 2 BEDROOMS • GAS C/H & UPVC D/G • PARKING & GARAGE • ENCLOSED GARDENS • QUIET CUL-DE-SAC

A quite superb Detached Bungalow having mainly brick elevations under a concrete tiled roof and being well situated at the end of a quiet cul-de-sac of a popular development that is about one and a half miles from the Town Centre of Shanklin and also within close proximity are the superstores of Morrisons and Aldi at Lake. The well presented accommodation has been extended and benefits from gas fired central heating and replacement uPVC double glazed doors and windows.

Outside, there is a driveway providing parking for one car leading to a Garage and there are enclosed side and rear Gardens to the property.

In our opinion, it would seem ideal for those seeking a quieter lifestyle and to fully appreciate the accommodation we would recommend an internal viewing.

**GLAZED PANEL FRONT DOOR TO**

**ENTRANCE PORCH 6'8 x 4'6 (2.03m x 1.37m)**

**LOUNGE 17'8 x 11'10 (5.38m x 3.61m)**

**KITCHEN 11'9 x 6'11 (3.58m x 2.11m)**

**DINING AREA 8'9 max x 8'7 (2.67m max x 2.62m)**

**INNER LOBBY**

**BEDROOM ONE 10'11 x 9'11 (3.33m x 3.02m)**

**CONSERVATORY 9'5 x 7'7 (2.87m x 2.31m)**

**SHOWER ROOM**

**BEDROOM TWO 9'10 max x 8'8 (3.00m max x 2.64m)**

**OUTSIDE**

as previously mentioned, there is a bloc paved driveway providing parking for one car and leading to:

**SINGLE GARAGE 11'11 x 8'8 (3.63m x 2.64m)**

with up and over door and power and light. To the front of the property, there is a well stocked shrub and rose bed. Archway and gate leading to:

Enclosed rear and side Gardens. Patio area with further shrub border and timber shed. Wooden garden chalet measuring externally approximately 9'8 x 8'6 (2.96m x 2.59m) Enclosed rear Garden which is mainly laid to lawn and again with shrub

borders with established stock which in turn leads to further enclosed side garden with patio area which is opposite the Conservatory off of Bedroom one.

**SERVICES**

All mains are available.

**TENURE**

Freehold (to be confirmed).

**COUNCIL TAX**

Council Tax Band C (Can be confirmed on the Government website)



