

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		59	68
(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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



HIGH BANK
DENNESS PATH
LAKE
PO36 8PH

£275,000



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



- **NON-ESTATE BUNGALOW** • **2 BEDROOMS** • **GARAGE** • **MATURE GARDENS** • **GCH & DG WINDOWS & DOORS** • **TUCKED AWAY LOCATION**

A Detached Bungalow being well situated in a quiet and popular residential area which is close to main Town of Lake with its good selection of shops, amenities and main Bus services. The well proportioned accommodation benefits from gas fired central heating, replacement uPVC double glazed doors and windows, updated Kitchen and Bathroom suites. Outside, there is parking to the front leading to a GARAGE and to the rear there is mature enclosed Gardens. To fully appreciate the property, we would recommend an internal viewing and it is offered with no onward chain. It comprises:-

RECESSED PORCH

Council Tax Band D (can be confirmed on the Government website)

ENTRANCE HALL

LOUNGE/DINER 17'11 x 9'11 (5.46m x 3.02m)

KITCHEN 11' x 9'11 (3.35m x 3.02m)

BEDROOM ONE 15'2 x 9'10 (4.62m x 3.00m)

BEDROOM TWO 9'11 x 9'2 (3.02m x 2.79m)

BATHROOM

SEPARATE WC

OUTSIDE

To the front of the property is a driveway providing parking for two vehicles leading to a garage. The front garden is enclosed by block walling and laid to lawn with flowering borders. Gated side entrance leading to the rear garden. The rear garden is laid to lawn and patio terrace area and planted with mature shrubs and trees. Outside tap. Door to Garage:

GARAGE 18'8 x 9'10 (5.69m x 3.00m)

With uPVC double glazed window to the rear. uPVC double glazed door to side. Vinyl wood effect flooring. Fully rendered walls. Electricity fuse board. Power and light.

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

COUNCIL TAX



