

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			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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78 MERRIE GARDENS
LAKE
PO36 9QS

£250,000



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- **DETACHED BUNGALOW** • **TWO BEDS** • **PARKING & GARAGE** • **MATURE GARDENS** • **POPULAR RESIDENTIAL LOCATION** • **NEEDS UPDATING**

GLAZED PANELLED REPLACEMENT FRONT DOOR TO:

ENTRANCE PORCH 7' x 4'5 (2.13m x 1.35m)

SITTING ROOM 17'9 x 11'10 (5.41m x 3.61m)

KITCHEN 12' x 6'10 (3.66m x 2.08m)

BEDROOM ONE 10' x 10'10 (3.05m x 3.30m)

BATHROOM/WC

BEDROOM TWO 10'3 x 6'9 (3.12m x 2.06m)

INNER LOBBY

OUTSIDE

As previously mentioned there is a well tended and well stocked garden area featuring a variety of shrubs and plants. The rear garden can be accessed by either the side of the bungalow or from the kitchen and is of a manageable size and enclosed by fencing and hedging. Outside water tap. The garden is part laid to lawn again with well stocked shrub and flower borders and a slightly raised concrete patio area. SEMI DETACHED GARAGE 17' x 8'6 (5.18m x 2.59m) With up & over door and light.

TENURE

Freehold. (To be confirmed)

SERVICES

All mains are available.

COUNCIL TAX

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

