

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			86
(81-91) B			
(69-80) C		71	
(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

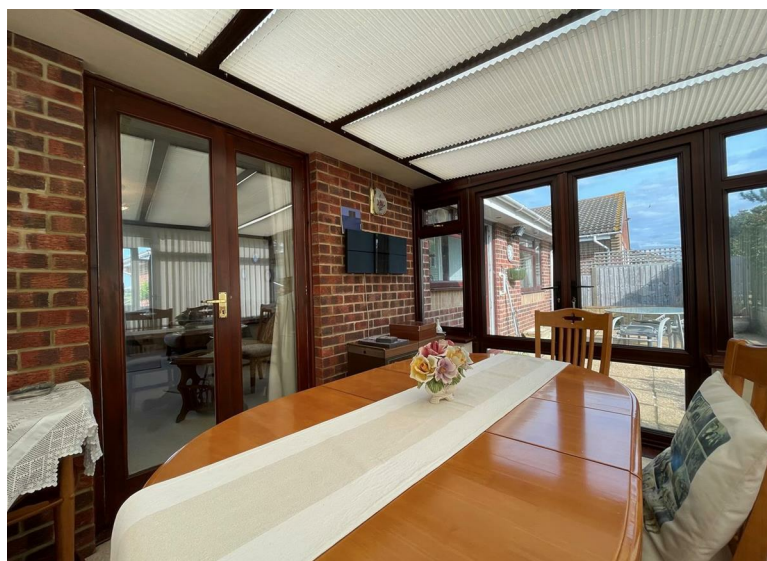
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LAKE
PO36 9QP

£350,000



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• DETACHED BUNGALOW • THREE BEDROOMS • BATHROOM & EN-SUITE SHOWER ROOM • CONSERVATORY • GARAGE, DRIVEWAY & SUPER GARDENS • QUIET CUL-DE-SAC LOCATION

A spacious and well planned detached bungalow being well situated on the popular Merrie Gardens development which offers convenient access to the main town of Shanklin and the local Aldi and Morrisons Superstores at Lake.

The accommodation benefits from gas fired central heating and uPVC replacement double glazing, parking and a garage and a very pleasant enclosed garden to the rear. Additionally from the sitting room and the main bedroom there are lovely background views of the surrounding countryside. There is an en-suite shower room to the main bedroom and a conservatory extension to the rear of the property. To fully appreciate the property we would recommend an internal viewing. It comprises.

GLAZED PANEL REPLACEMENT FRONT DOOR TO:

ENTRANCE HALL

LOUNGE 11'11 x 17'5 (3.63m x 5.31m)

CONSERVATORY 10'9 x 8' (3.28m x 2.44m)

KITCHEN 13'6 x 7'10 (4.11m x 2.39m)

MASTER BEDROOM 13'8 x 11'6 (4.17m x 3.51m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'5 x 11'1 (3.48m x 3.38m)

BEDROOM THREE 8'8 x 11'8 (2.64m x 3.56m)

BATHROOM/WC

OUTSIDE

Block paved driveway providing parking for one car and leading to SEMI-DETACHED SINGLE GARAGE: 18'2 x 8'8 With up & over door, power & light.

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

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



