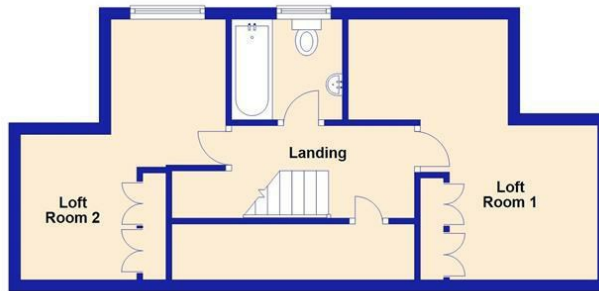


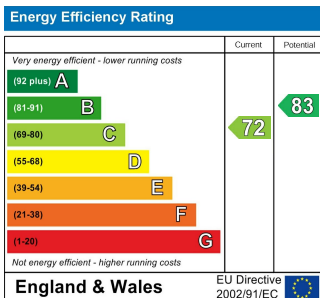
Ground Floor



First Floor



Floorplans are not to scale and for guidance only



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

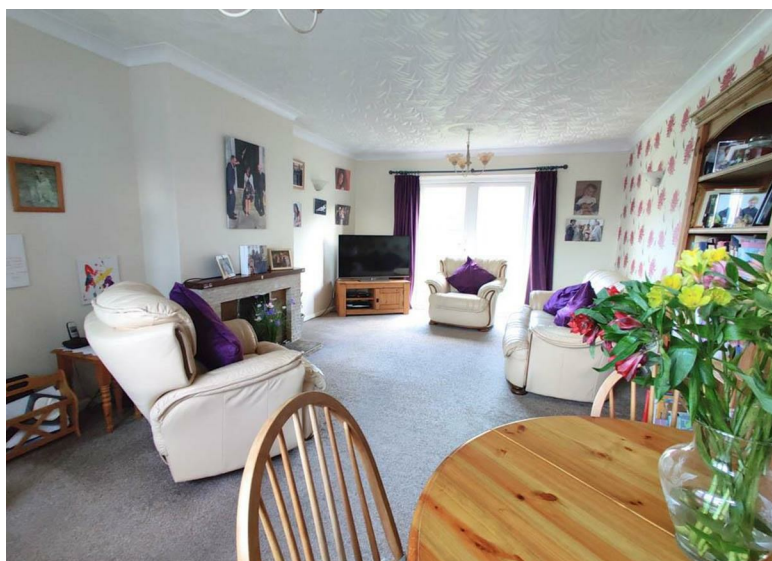
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PORCH

Door off to:

ENTRANCE HALL

Storage cupboard. Stairs off to First Floor.

LOUNGE 19'11 x 12'9 (6.07m x 3.89m)

KITCHEN 13'6 x 10'11 reducing to 5'11 (4.11m x 3.33m reducing to 1.80m)

Pantry cupboard. Door & Window to rear.

BEDROOM ONE 12'5 x 11' (3.78m x 3.35m)

Bow window to front. Fitted wardrobes.

BEDROOM TWO 11'11 x 10'11 (3.63m x 3.33m)

Fitted wardrobes. Window to rear.

BEDROOM THREE 10'11 x 7'8 (3.33m x 2.34m)

Fitted wardrobes. Window to front.

SEPERATE WC

SHOWER ROOM

With a two piece suite. Oversized shower cubicle.

FIRST FLOOR & LANDING

Cupboard.

LOFT ROOM 1 (irregular shaped room) 14'6 x 14'2 max (4.42m x 4.32m max)

Split into two sections of 8'3 x 10' the other 9'1 x 5'11. Window to rear. Fitted wardrobe cupboard.

LOFT ROOM 2 (irregular shaped room) 14'2 x 11'2 (4.32m x 3.40m)

Again split into two sections of 9'6 x 8'3 and the other 8'8 x 6'1. Window to rear. Fitted wardrobe cupboards.

BATHROOM

Three piece grey suite.

OUTSIDE

To the front there is ample off road parking with horseshoe drive (carriage driveway) being laid to concrete and gravel. With dwarf walls and mature

shrubs and trees. To the rear there are mature gardens mainly laid to lawn, with patio area and timber shed.

SERVICES

All mains available

TENURE

Freehold to be confirmed

COUNCIL TAX BAND

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

