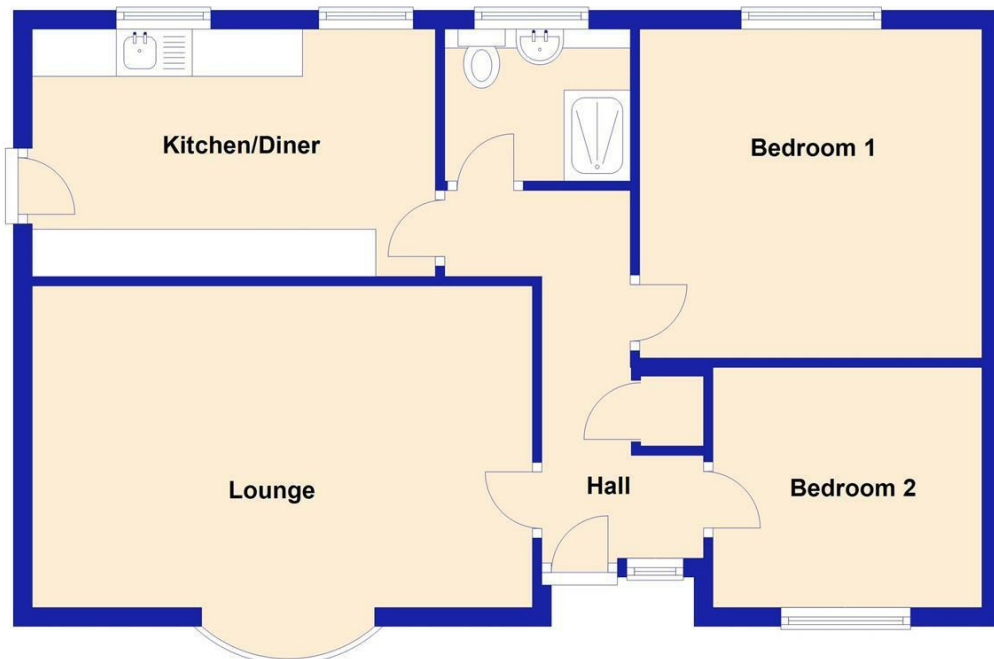
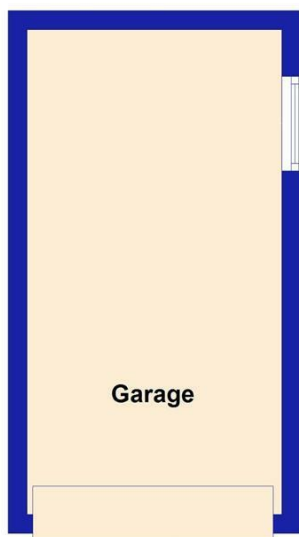
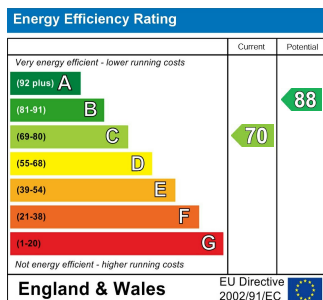


Ground Floor



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

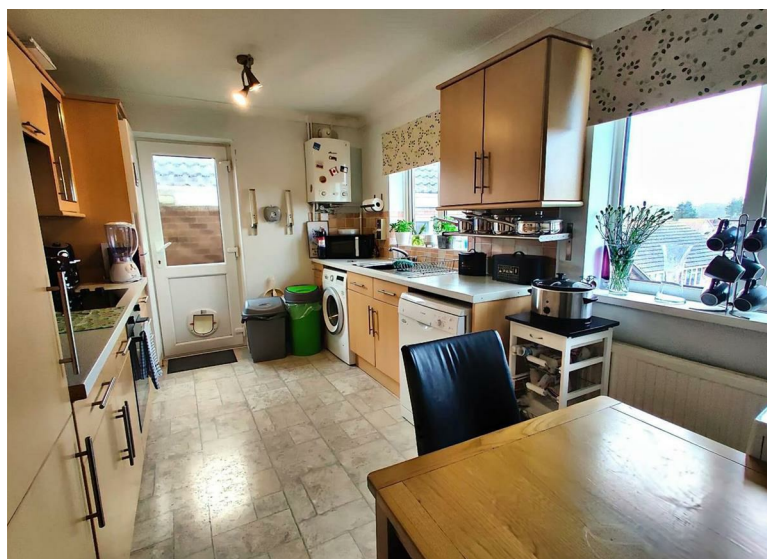
46 REGENT STREET
SHANKLIN
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01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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MERRIE GARDENS
LAKE
PO36 9QR

£300,000



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



• DETACHED BUNGALOW • 2 BEDROOMS • GARAGE & PARKING • DISTANT DOWNLAND VIEWS • KITCHEN/DINER • GCH & UPVC DOUBLE GLAZED

A detached bungalow constructed in the 1980's with good sized accommodation which is warmed by gas fired central heating and has uPVC frame replacement double glazed windows. The bungalow briefly comprises Lounge, Kitchen/Diner, two Bedrooms and Shower Room. Outside the property has an easily maintained gardens to the rear, off road parking for two vehicles leading to a detached Garage. The bungalow sits in a slightly elevated location on the popular Merrie Gardens Development and has some lovely downland views over rooftops. Merrie Gardens is located toward the outskirts of Lake midway between the twin resorts of Sandown and Shanklin and is conveniently place for two supermarkets. The cliff path, coastal walks and safe sandy beaches are about one mile. Nearby there is access to many miles of foot and bridle paths over the lovely countryside that surrounds the area. We recommend an internal viewing to appreciate the well planned and spacious accommodation on offer which comprises;

ENTRANCE HALL

LOUNGE 17'5 x 10'10 (5.31m x 3.30m)

KITCHEN/DINER 13'10 x 8'10 (4.22m x 2.69m)

BEDROOM 1 11'11 x 11,5 (3.63m x 3.35m,1.52m)

BEDROOM 2 9'4 x 8'4 (2.84m x 2.54m)

SHOWER ROOM 6'5 x 5'5 (1.96m x 1.65m)

GARAGE 16'10 x 8'10 (5.13m x 2.69m)

Power & Light

OUTSIDE

Front: Mainly laid to lawn with mature shrubs and flower borders. Driveway providing off road parking for two vehicles leading to a GARAGE.

Gated side access to;

Rear; The rear garden is laid to patio and decked areas. From the rear garden there are lovely downland views over rooftops.

TENURE - Freehold (to be confirmed)

SERVICES - All mains available

CONCIL TAX - Band C



