

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	94
(81-91) B			
(69-80) C			
(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.

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£250,000



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• 2 BEDROOMS • KITCHEN/BREAKFAST ROOM • CONSERVATORY • NO ONWARD CHAIN

A semi detached bungalow being well located in a quiet cul-de-sac on a development of similar properties and being about 1.5 mile from the local store, Inns and Restaurants. Nearby are many miles of delightful countryside walks. The Tesco superstore which is situated on the outskirts of Ryde is only about 2.25 miles distant. The deceptively spacious accommodation benefits from new fitted Gas Fired Central Heating, replacement UPVC Double Glazed windows and a conservatory extension to the rear. Outside there is parking and easy to maintain front and rear gardens. Additionally the bungalow benefits from leased solar panels and has cavity wall insulation. It should be noted that the property is offered with NO ONWARD CHAIN and to fully appreciate the accommodation we would recommend an internal viewing. It comprises:

Enclosed Entrance Porch

leading to

Entrance Hall

with ceiling hatch to insulated loft space with pull down ladder and Ferroli Gas Fired Boiler.

Kitchen/Breakfast Room 17'3" max x 9'10" (5.26m max x 3.00m)

Dining Area 23' x 7'4 (7.01m x 2.24m)

Conservatory 20'8 x 9'1 (6.30m x 2.77m)

Sitting Room 14'11 exc door recess x 12'11 (4.55m exc door recess x 3.94m)

Shower Room

Bedroom 2 11'1 x 9'10 into wardrobes (3.38m x 3.00m into wardrobes)

Bedroom 1 9'7 x 16'9 (2.92m x 5.11m)

Outside

To the front there is a parking space for 1 car and open-plan front gardens mainly laid to lawn. To the rear of the property there is an enclosed garden mainly laid to patio with a wooden deck area with timber store and outside tap. Side path with gate.

Services

All mains are available.

Tenure

Freehold

Council Tax

Band C



