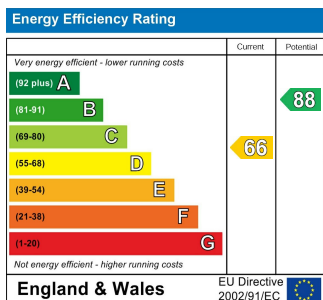


### Ground Floor



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  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
SALES@ARTHUR-WHEELER.CO.UK  
WWW.ARTHUR-WHEELER.CO.UK





15  
PURSLEY CLOSE  
LAKE  
PO36 9QP

£300,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





- 2 BED DETACHED BUNGALOW • GAS CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS • GARDEN CONSERVATORY • GARAGE & GARDENS • POPULAR LOCATION

A detached bungalow being well located on a popular development of mainly similar style properties but offering convenient access to the main town of Shanklin with its good selection of shops which is about 1.25 miles distant. Also within close proximity are the Aldi and Morrison superstores at Lake which are about 0.5 miles distant. The well presented accommodation benefits from gas fired central heating, uPVC double glazing, parking, garage, gardens and to the rear there is a garden conservatory extension.

To fully appreciate the property we would recommend an early viewing. It comprises:

**ENCLOSED ENTRANCE PORCH 6'11" x4'5" (2.13m x1.37m )**

**SITTING ROOM 11'10" max x16'11" 8'11" (3.61m max x5.18m 2.74m)**

**KITCHEN 11'10" x6'9" (3.61m x2.08m )**

with built in gas hob with electric oven under. Wall hung Valliant gas fired boiler.

**INNER LOBBY**

with door to airing cupboard with lagged cylinder.

**BEDROOM 1 10'9" x9'10" (3.28m x3.02m )**

**BEDROOM 2 9'8"x 6'9" (2.97mx 2.08m )**

**SHOWER ROOM**

**OUTSIDE**

Block paved driveway providing parking for one car leading to garage 18' x 8'7 with up and over door, power and light.

Open plan front garden and side gate leading to enclosed rear garden, which is mainly laid to grass with a variety of established shrubbery, patio area and lean to timber framed greenhouse.

Garden conservatory 12' x 8'9

**SERVICES**

All mains are available.

**TENURE**

Freehold

**COUNCIL TAX**

Band C





