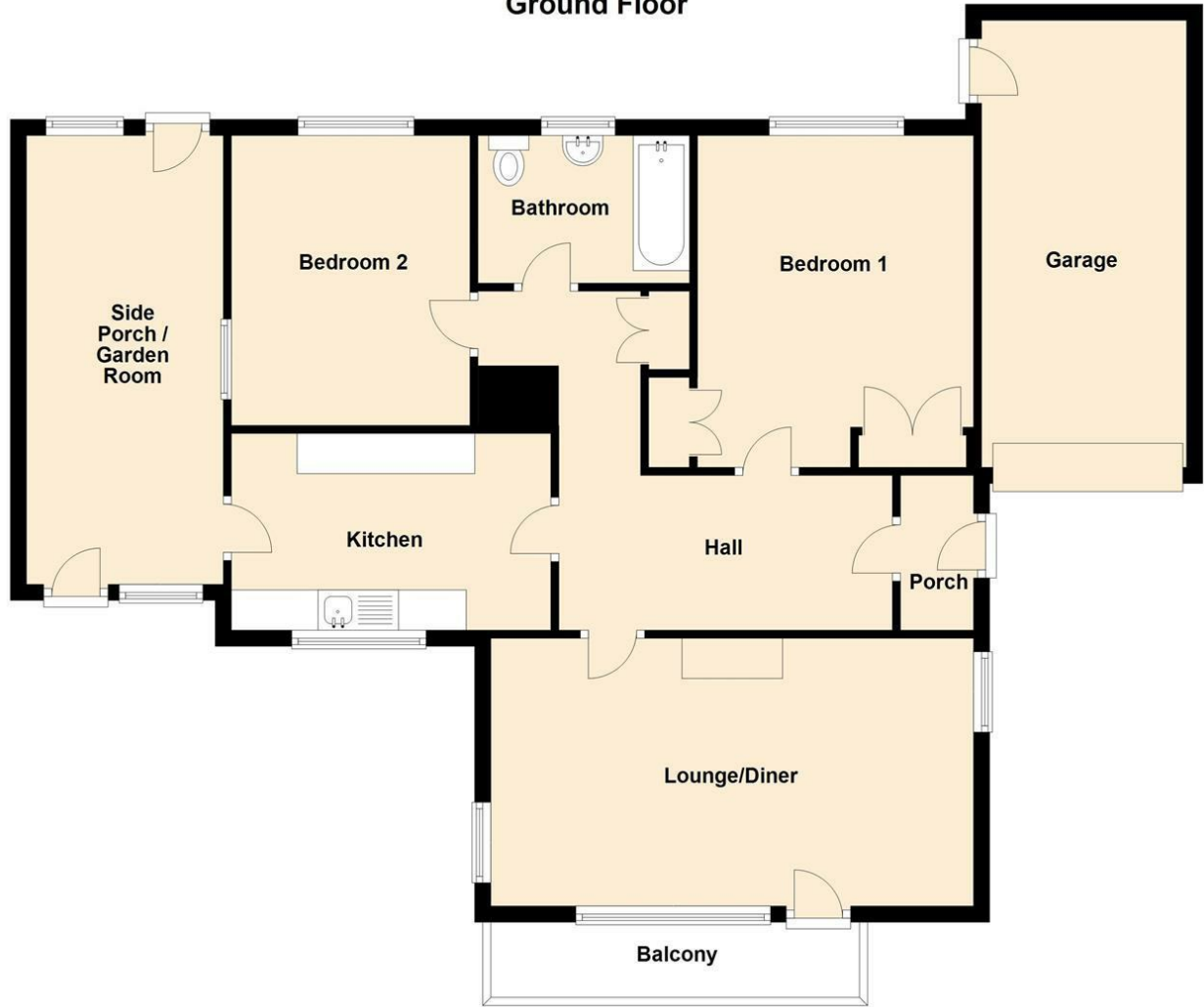


## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](mailto: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

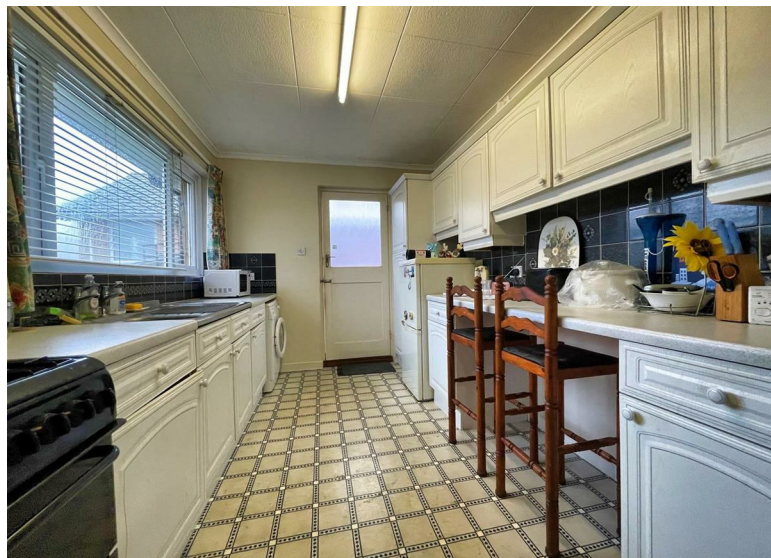
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- 2 BED DETACHED BUNGALOW • NON ESTATE LOCATION • FRONT BALCONY WITH SUNNY ASPECT • PARKING • GARAGE • GARDENS

A detached bungalow that is well situated in a popular and sort after residential area and offering convenient access to the town centre shops and amenities which are about 0.75 miles distant. Also within relative close proximity is the Big Meade recreation area and the picturesque old village with its selection of restaurants and bars.

The property benefits from gas fired central heating, replacement uPVC double glazed doors and windows, a balcony to the front elevation enjoying a southerly aspect, gardens to the front and rear and a driveway leading to a single garage.

The property is offered with NO ONWARD CHAIN and we would recommend an internal viewing. It comprises:

#### **Enclosed Entrance Porch**

#### **L-Shaped Hallway**

with ceiling hatch to roof space, airing cupboard with lagged cylinder with immersion.

#### **Lounge/Diner 19'9 x 10'10 max (6.02m x 3.30m max)**

Door to raised balcony enclosed by railings and enjoying a southerly aspect.

#### **Kitchen 13'1 x 8'4 (3.99m x 2.54m)**

with Marathon gas fired boiler

#### **Side Porch/Garden Room 18' x 6' (5.49m x 1.83m)**

**Bedroom 1 10'11 x 13'11 into wardrobes (3.33m x 4.24m into wardrobes)**

**Bedroom 2 9'9 x 11'11 (2.97m x 3.63m)**

#### **Bathroom/WC**

#### **Outside**

Open plan garden to the front with driveway leading to single garage 18'3 x 8'4 with remote control roller door, power and light. Door to rear garden. The rear garden is mainly laid to lawn and with terraced levels. Timber shed.

#### **Tenure**

Freehold

#### **Services**

All mains are available

#### **Council Tax**

Band D

