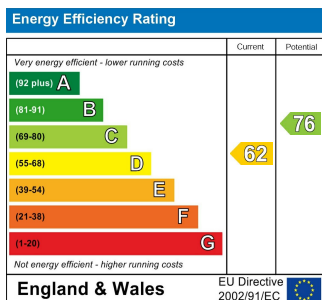


Floorplans are not to scale and for guidance only



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
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PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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6
LOUIS ROAD
LAKE
PO36 9HT

£339,000



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



- DETACHED HOUSE WITH EXTENSION • 3 BEDROOMS • LOFT ROOM • CONSERVATORY • PARKING • GOOD SIZED GARDEN

An older style detached house being well located in Lake that is between the twin resort towns of Shanklin and Sandown. Within relative close proximity there are the Aldi and Morrison superstores in Lake and also within close proximity is a local convenience store/sub post office.

The deceptively spacious accommodation has been extended to the rear and also has the benefit of a loft room. Additional benefits include gas fired central heating, uPVC double glazing, parking for one car and a good sized enclosed garden to the rear.

We feel the accommodation would lend itself to those seeking a comfortable family home and nearby there are Primary and Secondary schools. It comprises:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

to Entrance Hall.

LOUNGE 14'10 into bay x 11' (4.52m into bay x 3.35m)

SITTING ROOM 14'1 x 9'5 (4.29m x 2.87m)

opening to

DINING AREA 12'5 x 9'8 (3.78m x 2.95m)

KITCHEN 10'2 x 8' (3.10m x 2.44m)

LOBBY AREA

with cloakroom.

CONSERVATORY 12'1 x 21' max (3.68m x 6.40m max)

STAIRS TO FIRST FLOOR AND LANDING

with cupboard housing Valliant gas fired boiler.

BEDROOM 1 12' x 10'11 (3.66m x 3.33m)

BEDROOM 2 9'8 x 12'4 (2.95m x 3.76m)

preceded by lobby area with store cupboards.

BEDROOM 3 11'7 x 10'10 max (3.53m x 3.30m max)

SHOWER ROOM

LADDER STYLE STAIRCASE TO LOFT ROOM

Part sub divided providing areas 11'10 x 7'2 , 7'2 x 7 and 7'2 x 4'3

OUTSIDE

to the front of the property there is parking for 1 car with electric charging point.

Enclosed rear garden with sandstone patio, lawns with pergola area, greenhouse, shed 7'7 x 5'10 and store 13'4 x 9'6 with power and light.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band D



