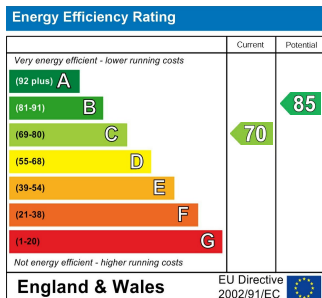


Ground Floor



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

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32 MERRIE GARDENS
LAKE
PO36 9QR

£350,000



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• SUPERB DETACHED BUNGALOW • THREE BEDROOMS • EN SUITE SHOWER TO BED THREE • CORNER PLOT LOCATION • PARKING AND GARAGE • TERRACED GARDENS • SUPER BACKGROUND COUNTRYSIDE VIEWS

A superb detached bungalow being well situated in a popular residential development of mainly similar properties and being well located on a corner plot that enjoys some super background views of the surrounding countryside from some of the rooms and also the gardens. The main town of Shanklin is convenient, being about 1.25 miles distant and also close by are Morrisons and Aldi superstores in Lake.

The well presented accommodation benefits from gas fired central heating and replacement uPVC double glazed doors and windows. Additionally, there is an extension above the garage that provides a third bedroom with an en suite facility. Outside there is a driveway leading to a single garage and terraced gardens to the rear. To fully appreciate this lovely home we would recommend an internal viewing. It comprises:

RECESSED COVERED ENTRANCE

with Front Door to

ENTRANCE HALL/SNUG AREA

with sliding patio door with steps down to the garden.

BEDROOM 3 10'2 x 7'9 (3.10m x 2.36m)

with en suite shower room.

SITTING ROOM 20'4 x 10'10 max (6.20m x 3.30m max)

with sliding patio door to the front elevation.

KITCHEN/BREAKFAST ROOM 17' x 10'3 (5.18m x 3.12m)

with concealed wall hung Worcester gas fired boiler.

INNER LOBBY AREA

with airing cupboard.

BEDROOM 1 12'11 x 10' into wardrobe (3.94m x 3.05m into wardrobe)

BEDROOM2/DINING ROOM 10'7 x 9'5 (3.23m x 2.87m)

BATHROOM

OUTSIDE

Driveway leading to garage, 18'4 x 7'6 with up and over door, power, light and door to rear.

As mentioned, the property occupies a corner plot and the gardens to the front are low maintenance.

Side gate and path leading to enclosed rear garden

that is arranged on three terraced levels and enjoying super views of the surrounding countryside.

SERVICES

All mains are available.

TENURE

Freehold.

COUNCIL TAX

Band D



