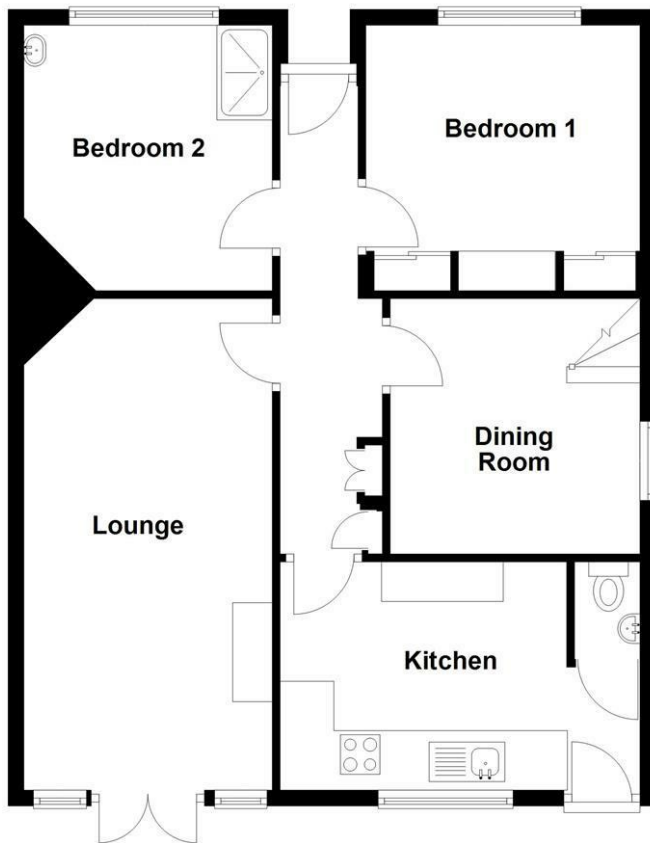
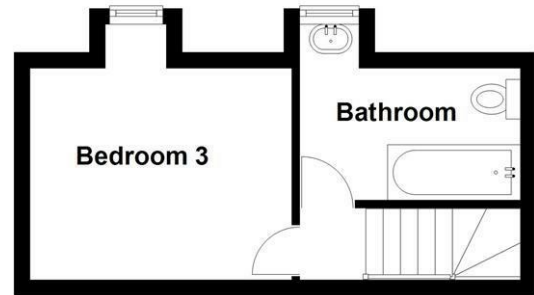


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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](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.

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- SEMI DETACHED CHALET BUNGALOW • 3 BEDROOMS • GAS CH • UPVC DOUBLE GLAZED WINDOWS • DRIVE • SUPER WEST FACING REAR GARDEN • NO ONWARD CHAIN

A semi-detached chalet bungalow that is well located in a popular residential area and offering convenient access to the twin seaside resort towns of Sandown and Shanklin and also within close proximity of local shops at Lake, railway station and cliff walks with path to the beach.

The property, which is warmed by gas fired central heating benefits from replacement uPVC double glazed windows, driveway parking and a tranquil enclosed, west facing garden to the rear.

The property is offered with NO ONWARD CHAIN and should be viewed internally to be fully appreciated. It comprises:

#### GROUND FLOOR

##### RECESSED ENTRANCE

With Front Door to

##### ENTRANCE HALL

**LOUNGE/DINER 20'5 max x 11'10 max (6.22m max x 3.61m max )**

With French Doors to rear garden.

**KITCHEN 11'1 x 8'10 (3.38m x 2.69m)**

With wall hung gas fired Valliant boiler. Opening to

##### LOBBY AREA

With cloakroom off.

**BEDROOM 1 11'3" x 10'11" into wardrobe (3.45m x 3.35m into wardrobe)**

Fitted wardrobes. Vanity wash basin unit.

**BEDROOM 2 10'11 x 11 max (3.33m x 3.35m max )**

With wash basin and easy access shower.

**DINING ROOM 10' 7 x 10'5 (3.05m 2.13m x 3.18m)**

With stairs leading to

##### FIRST FLOOR LANDING

**BEDROOM 3 10'10 x 8'9 exc of dormer window (3.30m x 2.67m exc of dormer window)**

##### BATHROOM/WC

##### OUTSIDE

There is driveway parking for two cars and to the

rear there is a super enclosed, west facing garden being mainly laid to lawn with a patio and flower borders. Summer house and shed.

##### SERVICES

All mains are available.

##### TENURE

Freehold.

##### COUNCIL TAX

Band C

NB: Under the Estate Agents Act 1989 we hereby formally disclose that one of the co-vendors is an employee of Arthur Wheeler Estate Agents Ltd.

