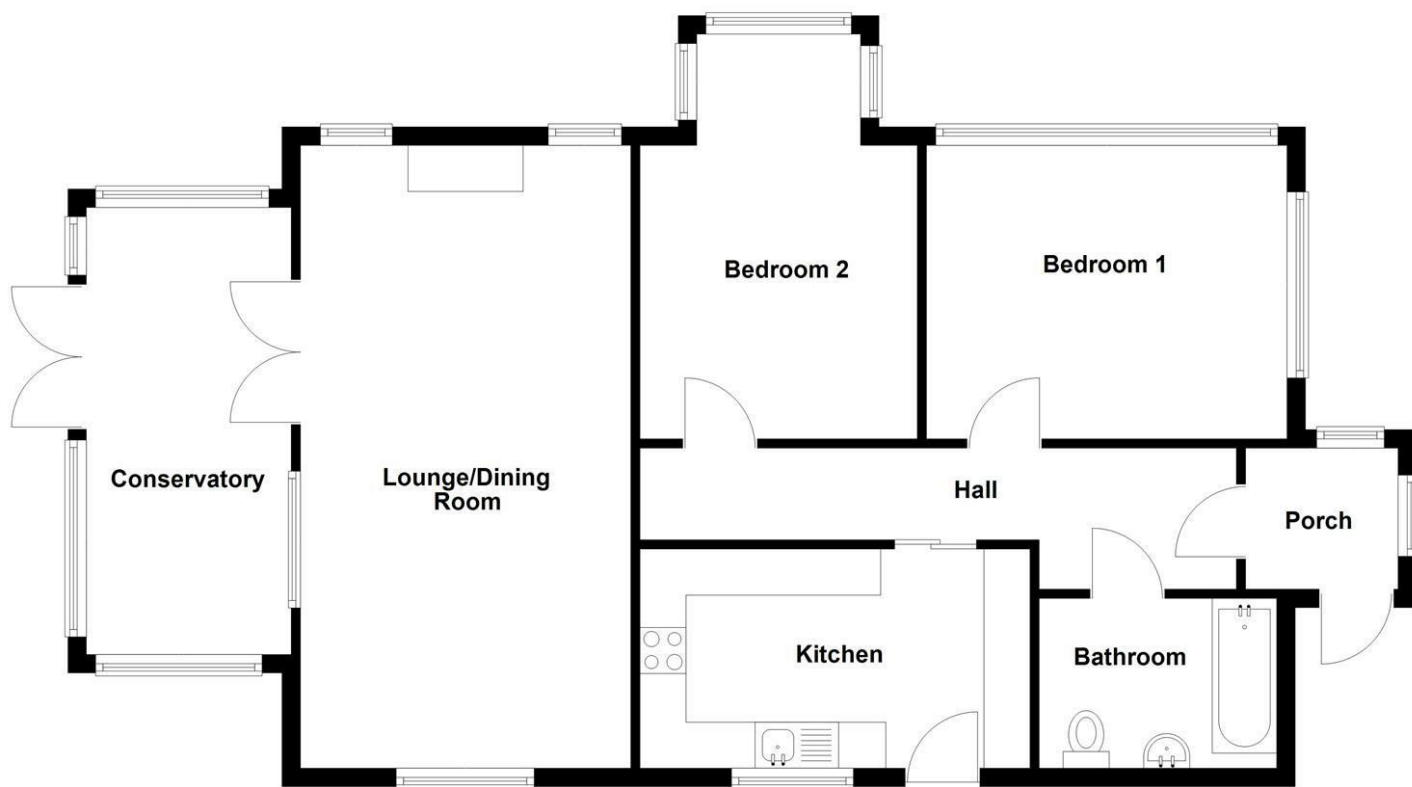


## Ground Floor



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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

# LOVE WHERE YOU LIVE

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





4  
ROSEWAY  
LAKE  
PO36 9EP

£315,000



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





• DETACHED BUNGALOW • TWO BEDROOMS • UPVC DOUBLE GLAZING • CONSERVATORY  
EXTENSION • LOVELY ENCLOSED REAR GARDEN • PARKING • SOUGHT AFTER LOCATION • NO ONWARD  
CHAIN

A non estate detached bungalow being well located in a popular and sought after residential area. Within the Sandown area there is the Town Centre, Beach and Esplanade, Heights Leisure Centre, Medical Centre and the local 18 hole golf course.

The accommodation is warmed by electric heating and benefits from replacement uPVC double glazed windows and a conservatory extension to the rear. Outside there is a driveway providing parking to the front and there are private enclosed gardens to the rear. The property does require some modernisation and is offered with NO ONWARD CHAIN. We would recommend an early viewing. It comprises:

#### FRONT DOOR

to ENCLOSED ENTRANCE PORCH

#### INNER FRONT DOOR

to HALLWAY

**BEDROOM 1 12'9 x 10'6 (3.89m x 3.20m)**

**BEDROOM 2 10' x 14'3 into large square bay (3.05m  
x 4.34m into large square bay)**

#### BATHROOM

With electric shower over bath.

**KITCHEN 13'11 x 7'5 (4.24m x 2.26m)**

**LOUNGE/DINER 22max x 11'11 (6.71mmax x 3.63m)**

Double doors leading to

**CONSERVATORY 15'11 x 7'3 (4.85m x 2.21m)**

With double doors leading on to the rear garden.

#### OUTSIDE

To the front of the property there is hardstanding providing parking for up to two cars and a patio terrace area with a variety of shrubs. To the rear of the property enclosed gardens being mainly laid to lawn with a variety of shrubbery and two timber sheds.

#### SERVICES

Mains electricity, water and drainage.

#### TENURE

Freehold

#### COUNCIL TAX

Band D

