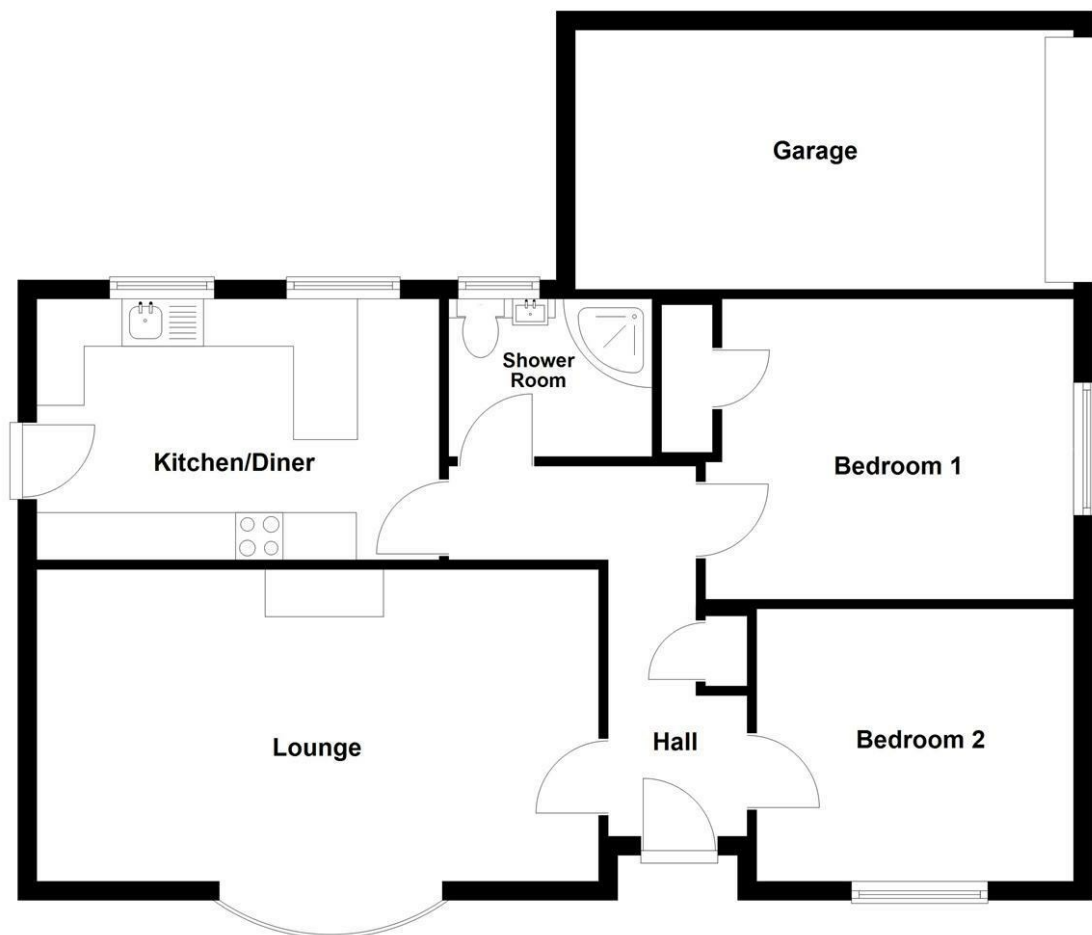


Ground Floor



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		60
(55-68) D		
(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

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

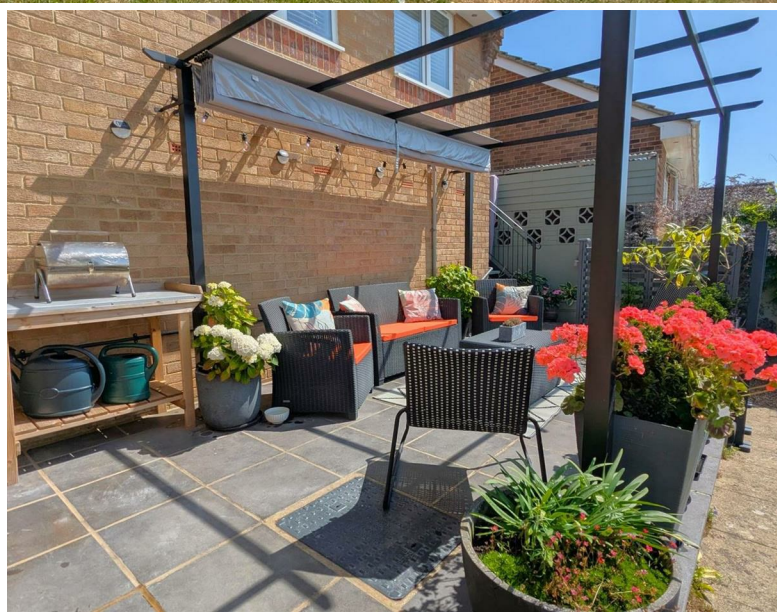
46 REGENT STREET
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37
MERRIE GARDENS
LAKE
PO36 9QN

£315,000



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



- **DETACHED 2 BEDROOM BUNGALOW** • **SUPER COUNTRYSIDE VIEWS OVER ROOF TOPS** • **MATURE GARDENS WITH TERRACE** • **GARAGE AND OFF ROAD PARKING** • **POPULAR LOCATION** • **WELL PRESENTED**

This well presented detached 2 Bedroom Bungalow is located on a popular development on the outskirts of Shanklin. The property has been upgraded by the current owners to in our opinion a high standard including the Kitchen/Diner and Shower Room suites. The property also benefits from some super countryside views over rooftops, is warmed by gas central heating and has uPVC double glazed windows and doors. Outside is a driveway providing off road parking for two vehicles leading to the Garage. The gardens to the rear are superb with a wealth of mature planting and Terrace area again with lovely views. To fully appreciate the property we would highly recommend a viewing.

ENTRANCE HALL

LIVING ROOM 19'6 x 10'7 (5.94m x 3.05m, 2.13m)

KITCHEN/DINER 13'10 x 9'3 (4.22m x 2.82m)

With lovely background downland views.

BEDROOM 1 12'10 x 10'5 (3.91m x 3.18m)

Fitted wardrobe cupboard.

BEDROOM 2 11 x 9'5 (3.35m x 2.87m)

SHOWER ROOM 7'1 x 5'5 (2.16m x 1.65m)

GARAGE 17' 3 x 8'11 (5.18m 0.91m x 2.72m)

With power and light.

OUTSIDE

Front: To the front of the property is a garden mainly laid to lawn with mature planting. To the side is a garden area and driveway for two vehicles leading to the Garage. Gated side access to;
Rear: Stunning landscaped gardens with a wealth of mature planting and fruit trees, Greenhouse and terrace area with some truly lovely countryside views over rooftops.

TENURE - Freehold (to be confirmed)

COUNCIL TAX - Band C

SERVICES - All mains available

