

## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	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

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- **DETACHED 3 BEDROOM BUNGALOW** • **TUCKED AWAY CUL-DE-SAC LOCATION** • **CONSERVATORY OPENING TO THE KITCHEN DINER** • **MODERNISATION REQUIRED** • **SUPERB MATURE GARDENS** • **GARAGE & PARKING**

Situated on a popular development with many miles of countryside walks close by. This spacious 3 Bedrooms bungalow really should be seen. First time to market since built circa 1990's the Bungalow is situated in a tucked away position at the end of a Cul-de-Sac. The current owner has truly loved the Bungalow which would benefit of some modernisation, and the Gardens are beautifully presented with a wealth of mature planting surrounding the property. From the rear of the property are some lovely distant downland views and to the front is off road parking for one car leading to the Detached Garage. We would recommend a viewing to truly appreciate what a lovely position this bungalow has.

#### ENTRANCE HALL

#### COUNCIL TAX - Band D

**LOUNGE 17'9 x 10'11 (5.41m x 3.33m)**

**GARDEN ROOM 10'6 x 4'2 (3.20m x 1.27m)**

Distant downland views

**KITCHEN/DINER 13'2 x 11'6 (4.01m x 3.51m)**

**CONSERVATORY 12'5 x 8' max (3.78m x 2.44m max)**

With distant downland views over the rear garden.

**BEDROOM 12'10 x 9'9 (3.91m x 2.97m)**

**BEDROOM 2 9'9 x 9'9 (2.97m x 2.97m)**

**BEDROOM 3 9' x 7'7 (2.74m x 2.31m)**

#### SEPERATE WC

2 piece suite

**BATHROOM 6'10 x 6'6 (2.08m x 1.98m)**

Three piece suite

#### OUTSIDE

Superb gardens to the front side and rear of the property with lovely distant downland views. Patio areas and mature planting with flower borders and mature shrubs and trees. Further enclosed area at the bottom of the garden which is a vegetable plot.

**GARAGE 16'5 x 9' (5.00m x 2.74m)**

With power and light

**TENURE - Freehold (to be confirmed)**

**SERVICES - All mains available**





