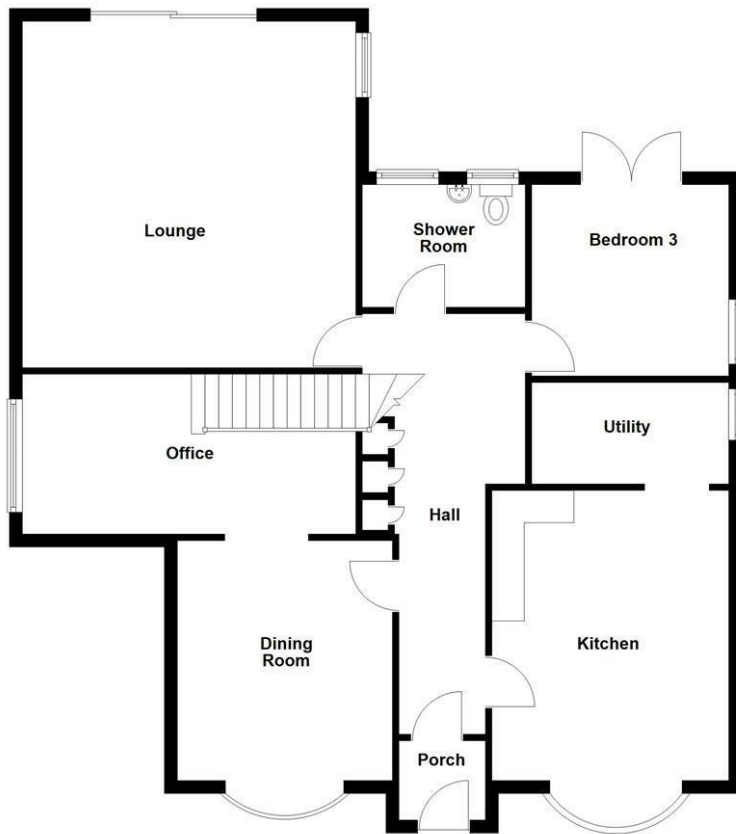
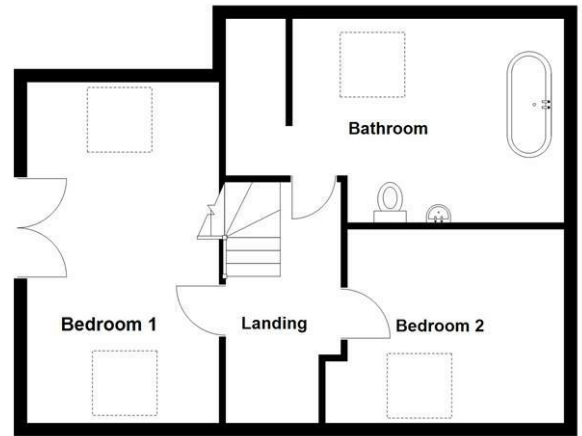


Ground Floor



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
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
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



23
THE MALL
LAKE
PO36 9ED

£425,000



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



- CHAIN FREE • DETACHED CHALET BUNGALOW • PARKING FOR THREE CARS • GAS CH • UPVC DOUBLE GLAZING • THREE BEDROOMS • TWO BATH/SHOWER ROOMS • ENCLOSED GARDEN • SUPER LOCATION • EXTENDED AND UPGRADED

A deceptively spacious detached chalet bungalow being well situated in an elevated location and providing easy access to the Los Altos recreation park, The Heights Leisure Centre and the local Doctors Surgery. In close proximity is the town centre, shops and amenities and a Tesco convenience store. The property has been upgraded and extended by the current owners and features and benefits include; gas fired central heating, replacement uPVC double glazed windows, parking for three cars, an enclosed garden with two useful garden rooms. To fully appreciate the property we would recommend an internal viewing. It comprises;

GROUND FLOOR

Replacement front door to

ENCLOSED ENTRANCE PORCH

With inner front door to

HALLWAY

With built in storage cupboards.

KITCHEN BREAKFAST ROOM 13'5 x 14'10 exclusive of bay window (4.09m x 4.52m exclusive of bay window)

With recess for "Range" style cooker and integrated dishwasher. Opening to

UTILITY ROOM 9'8 x 5'1 (2.95m x 1.55m)

With plumbing for washing machine. Wall hung Worcester gas fired boiler.

WET ROOM

With Trident electric shower, wash basin and WC. Heated towel rail and extractor unit.

BEDROOM 3 9'9 x 9'9 (2.97m x 2.97m)

SITTING ROOM 18'2 x 16'3 (5.54m x 4.95m)

With sliding patio door to rear garden and log burner.

DINING ROOM 12'2 x 10'11 exclusive of feature bay window (3.71m x 3.33m exclusive of feature bay window)

Arch opening to

OFFICE AREA 8'0 x 16'0 max (2.44m x 4.88m max)

With stairs leading to

FIRST FLOOR

and Landing.

NB Please note all of the following rooms benefit from Velux windows and sloping ceilings.

BEDROOM 1 17'3 x 10'0 (5.26m x 3.05m)

With Juliet balcony.

BEDROOM 2 9'6 x 10'3 extending to 13'1 (2.90m x 3.12m extending to 3.99m)

BATHROOM

With a Claw and Ball style bath, wash basin and WC. Storage Cupboard.

OUTSIDE

To the front of the property there is a block paved driveway providing parking for 3 cars. Storage area and shrub border. uPVC doors leading to enclosed store room (11'9 x 4'10). Side pathways leading to enclosed rear garden which is part laid to timber deck with hot tub, block paving, grass and synthetic grass. Two sheds. A feature of the outside is a construction divided into 2 winterised garden rooms which have been utilised as home office space and the occasional bedroom. Room 1 (7'4 x 11'3) & Room 2 (11'7 x 7'4).

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band D

