

## 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>	74	81
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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£350,000



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- CHAIN FREE • DETACHED BUNGALOW • THREE/FOUR BEDROOMS • EN SUITE TO MASTER BEDROOM • GAS CH • UPVC DOUBLE GLAZING • DRIVE FOR TWO CARS • ENCLOSED REAR GARDEN • POPULAR LOCATION

Offered Chain Free a superb Detached Bungalow being well located in a popular residential area being about one mile from the main town shops and amenities. Close by there are many miles of delightful countryside walks and cycle tracks.

The accommodation that has been extended is warmed by gas fired central heating and benefits from replacement uPVC double glazed windows, and an En suite shower room to the master bedroom. Outside there is parking for 2 cars and an enclosed garden to the rear. We recommend an internal viewing to full appreciate what the property offers. It comprises:

#### **Recess Entrance**

Front door to

#### **Entrance Hall**

With cupboard housing Glow Worm gas fired boiler

#### **Lounge 12'1 x 12'10 (3.68m x 3.91m)**

#### **Kitchen 12'11 x 8'7 (3.94m x 2.62m)**

With range style cooker and extractor hood over. Dishwasher. Door to outside

#### **Bedroom One 13'6 excluding recess x 11'3 (4.11m excluding recess x 3.43m)**

With double doors to garden, En suite shower room with good size shower cubicle, pedestal wash basin and low level W/C. Floor to ceiling tiles walls, chrome heating towel rail and extractor unit

#### **Bedroom Two 11'1 exclusive of door recess x 11'1 (3.38m exclusive of door recess x 3.38m)**

With built in double wardrobe

#### **Bedroom Three 7'3 x 9'8 (2.21m x 2.95m)**

#### **Dining Room / Office / Bedroom Four 7'5 x 9'2 exclusive of recess (2.26m x 2.79m exclusive of recess )**

#### **Bathroom**

With white suite bath with shower over, basin and W/C

#### **Utility Area**

With plumbing for washing machine and space for tumble dryer

#### **Outside**

To the front of the property there is parking for two cars, enclosed garden to the rear being part laid to lawn and mainly block paved patio

#### **Summer House 8'10 x 8'11 (2.69m x 2.72m)**

With power and lighting

#### **Services**

All mains available

#### **Tenure**

Freehold

#### **Council Tax Band**

Band C

N.B There is a hot tub available by separate negotiation



