



**£285,000**

Beggars Roost Merstone Lane, Merstone, Isle Of Wight, PO30 3DG





A wonderful opportunity to acquire this spacious link detached bungalow set within an enviable position within the hamlet of Merstone. Merstone is a small hamlet, situated a few minutes drive from Newport with its range of facilities. The property is surrounded by attractive countryside with a network of footpaths as well as its access on to the picturesque and tranquil Red Squirrel trail cycle path. There is also easy access to other parts of the island, including mainland ferry connections.

The accommodation briefly comprises of an entrance hallway, lounge/diner, with access to the garden, kitchen, three bedrooms and a bathroom WC. Additional features include gas central heating, double glazing, off road parking for several cars, garage and a good sized garden.

Seldom do such properties come onto the open market, therefore we would recommend an early viewing. To arrange a viewing please call The Wright Estate Agency on 01983 281010. Seldom do such properties come onto the open market, therefore we would recommend an early viewing. To arrange a viewing please call The Wright Estate Agency on 01983 281010.



Double glazed door side

Entrance Hall

Lounge 17'5" x 10'6"

Kitchen 10'6" x 8'9"

Bedroom 1 12'2" x 8'7"

Bedroom 2 10'9" x 8'11"

Bedroom 3 8'1" x 7'5"

Bathroom 8'8" x 8'0"

Outside

The front is mainly laid to concrete providing ample parking. The rear garden is mainly laid to lawn and could benefit from some landscaping. There is a garage to the side, gated side access and outside tap.

Services

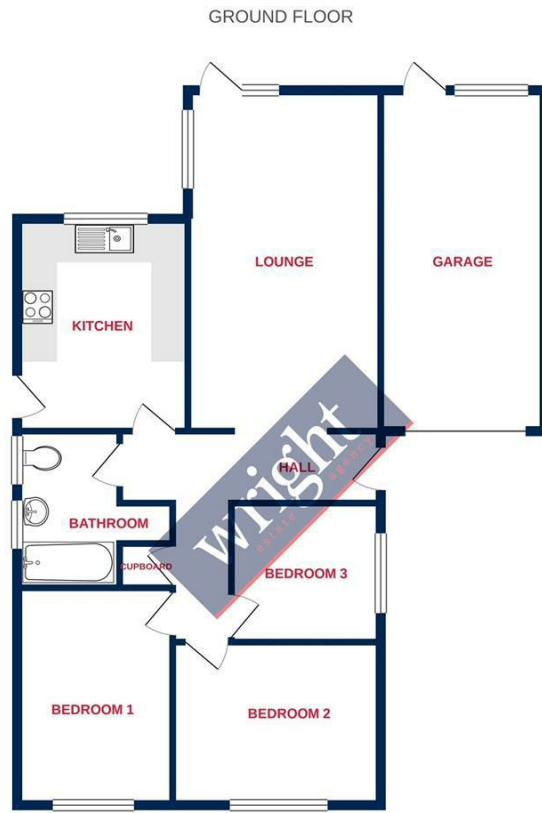
Unconfirmed mains gas, electric, telephone, mains water and drainage.

Council Tax

Band D

Agent Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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>		<b>76</b>
(55-68) <b>D</b>	<b>54</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	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
 estate agency