

shanklin@wright-iw.co.uk

wright  
estate agency



**£235,000**

39 Manor Road, Lake, PO36 9JA



### Porch

### Entrance Hall

Lounge 14'9 x 11'11 plus bay window

Dining Area 10'3 x 8'8

Kitchen 8'8 x 7'3

### Inner Hallway

Wet Room 6'10 x 5'5

Sitting Room 14'10 max x 13'4 max

Conservatory 10'11 x 7'11

### First Floor Landing

Bedroom 1 16'2 x 9'5 max

Bedroom 2 11'2 x 9'7

Shower Room 7'11 x 7'9

### Outside

To the front of the property the garden could be utilised as off road parking (subject to the relevant planning permission). Gated side access leads to the very large rear garden, which is laid mainly to lawn with mature shrubs and bushes.

### Services

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

### Council Tax

Band C - Please contact The Isle of Wight Council on 01983 823901.

### Agents 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.



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	



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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