

shanklin@wright-iw.co.uk

**wright**  
estate agency



- Detached Bungalow
- Shower Room & Separate WC
- Quiet Residential Area
- 2 Double Bedrooms
- Driveway Parking
- Close to Local Amenities
- Modern Kitchen with Dining Area
- CHAIN FREE
- Viewings Welcome

8 Porter Avenue, Lake, PO36 9NA

**£265,000**

This detached 1960's style bungalow is located in a quiet residential area, within easy walking distance of a local convenience store, and only minutes from several supermarkets, the Cliff Path with direct access to the seafront, and bus stops providing a regular service between Shanklin and Sandown.

The well-proportioned accommodation comprises 2 double bedrooms, lounge, good-sized modern kitchen with dining area, shower room, and separate WC. Additionally, the bungalow benefits from driveway parking and gardens to the front and rear.

The convenient location and comfortable accommodation makes this an ideal home for anyone looking to enjoy a slower pace of life in one the Island's most popular coastal areas. A viewing is recommended to fully appreciate everything this CHAIN FREE bungalow has to offer!



## Accommodation

### Porch/Conservatory

### Entrance Hall

### Lounge

13'10 x 10'10 (4.22m x 3.30m)

### Kitchen

15'11 x 7'5 (4.85m x 2.26m)

### Dining Area

8'4 x 7'6 (2.54m x 2.29m)

### Bedroom 1

11'7 x 10'4 (3.53m x 3.15m)

### Bedroom 2

10'5 x 9'11 (3.18m x 3.02m)

### Shower Room

### Separate WC

### Outside

To the front of the bungalow the garden is laid mainly to lawn. The driveway provides off road parking. The side garden leads to the rear of the property, which is also laid mainly to lawn with a patio area and good-sized summerhouse.



**Services**

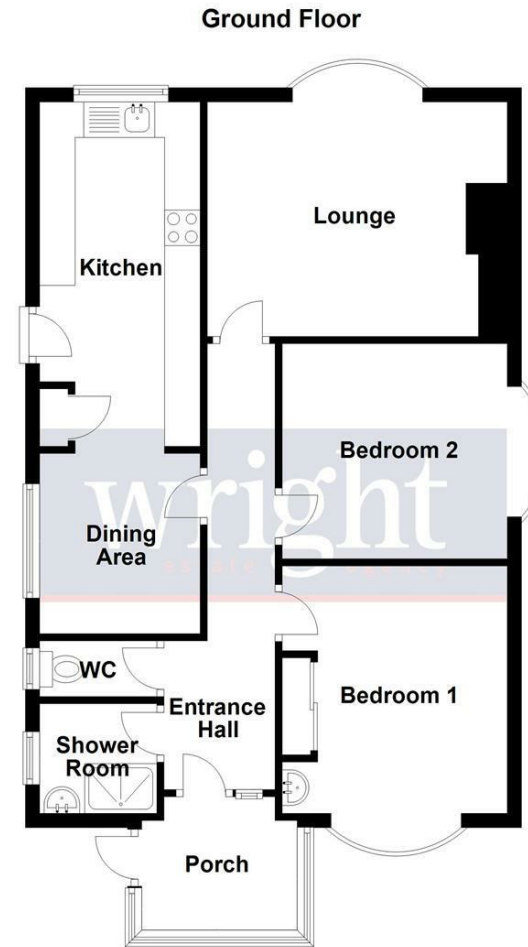
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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>			<b>85</b>
(69-80) <b>C</b>		<b>69</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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

PROTECTED

**Viewing:**      Date .....      Time .....