



- Detached Bungalow
- 2 Double Bedrooms
- Detached Garage
- Delightful Gardens
- Large Lounge/Diner
- Convenient Location
- Gas Central Heating
- Off Road Parking
- CHAIN-FREE

9 Porter Avenue, Lake, Isle of Wight, PO36 9NA

£290,000

This detached CHAIN FREE bungalow is located in a popular and quiet residential area, within easy walking distance of a local convenience store, and only minutes from several supermarkets.

The well-proportioned accommodation does require some updating and comprises of 2 double bedrooms, a large lounge/diner (which overlooks the delightful rear garden), kitchen, and bathroom. Additionally, the bungalow benefits from driveway parking and good sized gardens to the front and rear. The rear garden is complemented with a detached garage that has an electric roller door.

The convenient location and comfortable accommodation makes this an ideal home for anyone looking to add their own stamp, and those who are looking for lovely outside space within a great location. Please contact our Shanklin branch to arrange your viewing today.



Accommodation

Side Porch

Inner Hallway

Lounge/Diner

18'5 max x 13'5 max (5.61m max x 4.09m max)

Kitchen

11'7 x 6'11 (3.53m x 2.11m)

Bedroom 1

13'11 x 9'10 (4.24m x 3.00m)

Bedroom 2

10'5 x 8'11 (3.18m x 2.72m)

Bathroom

6'4 x 6'1 (1.93m x 1.85m)

Outside - Gardens & Parking

There are delightful gardens to the front and rear of the property. The rear garden has a patio area, storage and a detached garage, which is 13'9 x 8'2 and benefits from an electric roller door.



Services

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

Council Tax

Band C - Please contact The Isle of Wight Council.

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) 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	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.

Ground Floor



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PROTECTED

Viewing: Date Time