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wright
estate agency



- Delightful Detached Bungalow
- Driveway Parking
- Gas Central Heating

- 2 Bedrooms (1 En-Suite)
- Low Maintain Gardens
- Close to Amenities

- Popular Location
- Large Lounge/Diner
- Garden Cabin

6 Araluen Way, Lake, PO36 8PP

£285,000

Nestled in a convenient location close to the Cliff Path this charming detached bungalow offers a delightful retreat for those seeking comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or individuals looking for a peaceful home.

The bungalow features a spacious lounge/diner, perfect for entertaining guests or enjoying quiet evenings at home. The two bathrooms provide ample facilities for residents and visitors alike, ensuring privacy and ease of use.

One of the standout features of this property is its easy-to-maintain gardens, which offer a lovely outdoor space without the burden of extensive upkeep. This allows you to spend more time enjoying the beautiful surroundings rather than tending to the garden.

Off road parking is available, adding to the convenience of this lovely home. The location is particularly advantageous, as it is close to essential amenities, making daily errands a breeze. Additionally, excellent transport facilities, including trains and buses, are within easy reach, providing seamless access to nearby towns.

This bungalow is not just a home; it is a lifestyle choice, offering a perfect blend of tranquility and accessibility. Whether you are looking to relax or take leisurely walks along the Cliff Path, this property is an opportunity not to be missed.



Accommodation

Front Porch

4'10 x 3'7 (1.47m x 1.09m)

Inner Hallway

Lounge/Diner

16'1 x 11'8 (4.90m x 3.56m)

Kitchen

10'3 x 9'5 (3.12m x 2.87m)

Bedroom 1

14' max x 10'5 max (4.27m max x 3.18m max)

En Suite Shower Room

6'7 x 3'7 (2.01m x 1.09m)

Bedroom 2 (currently used as a study)

14'1 max x 10'5 max (4.29m max x 3.18m max)

Shower Room

6'4 x 5'5 (1.93m x 1.65m)

Side Porch

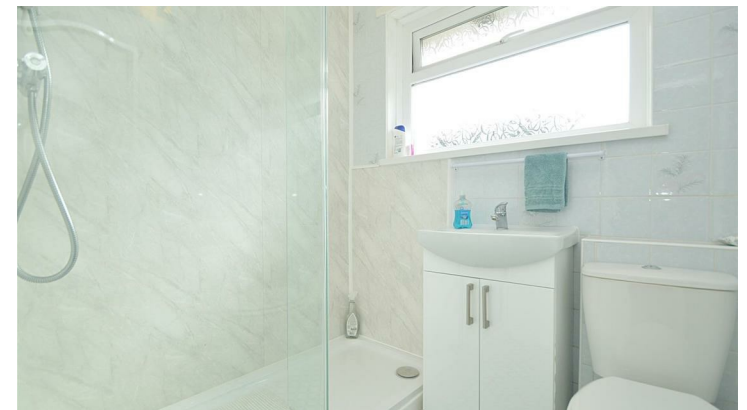
15' x 3'6 (4.57m x 1.07m)

Front Garden & Parking

The front offers off road parking and gated side access to the rear garden. The delightful garden area is gravelled with flower borders.

Rear Garden

The garden has easy to maintain areas, complemented with a shed and garden cabin with power and light (internal size 10'7 x 6'9). The side porch has access doors to and from the front garden.



Services

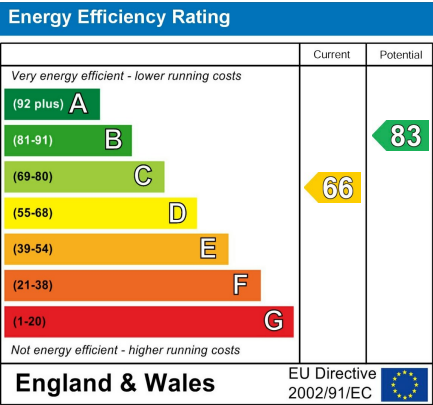
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.



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.



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