

**Winton Cottage Preston Road Bembridge, PO35 5UN**

**£325,000**



Offered CHAIN FREE!! This beautifully presented two bedroom bungalow is located in the popular village of Bembridge, within walking distance to local schools, village and Bembridge's stunning beaches. This well cared for bungalow consists of a living room, kitchen, conservatory, two double bedrooms and a shower room. Outside offers a good-sized garden with a patio area and side access. Other benefits of the property includes a newly-fitted roof, driveway for multiple vehicles, gas central heating and double glazing throughout.

CHAIN FREE

2 DOUBLE BEDROOMS

DETACHED BUNGALOW

DRIVEWAY

CLOSE TO LOCAL SCHOOLS & SHOPS

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

**Living Room 9' 4" x 15' 10" (2.85m x 4.82m)**  
Carpet flooring. Feature fireplace. Double glazed window to front aspect bring lot's of natural lighting into the room. Radiator.

**Kitchen 5' 10" x 13' 4" (1.77m x 4.07m)**  
Vinyl flooring. Fitted-kitchen cabinets with Gas hob and electric oven. Sink drainer. Room for white goods. Double glazed window to rear aspect.

**Conservatory 9' 9" x 7' 6" (2.96m x 2.29m)**  
Vinyl flooring. Double glazed conservatory with solid roof. Door leading to the garden.

**Bedroom 1 12' 0" x 10' 0" (3.66m x 3.05m)**  
Wood effect flooring. Built-in wardrobes. Double glazed window to front aspect. Radiator.

**Bedroom 2 10' 10" x 11' 10" (3.31m x 3.6m)**  
Carpet flooring. Double glazed window to rear aspect. Radiator.

**Shower room**  
Wood effect flooring. Cubicle shower, wash sink basin, WC. Double glazed frosted window to rear aspect. Heated towel rail. Access to loft.



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 82        |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

