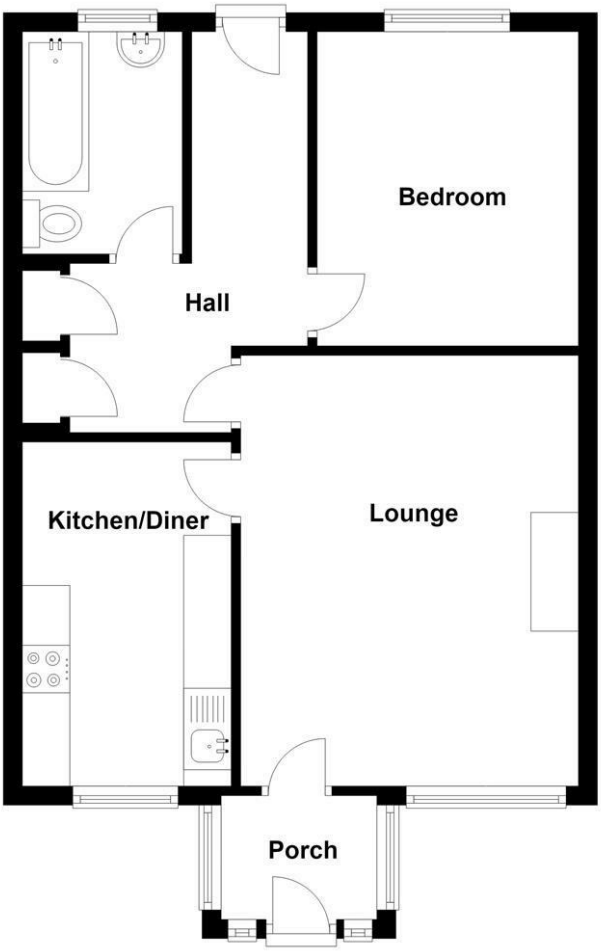
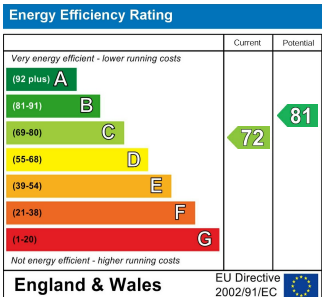
Ground Floor



Floorplans are not to scale and for guidance only



Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

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• POPULAR CUL-DE-SAC LOCATION • 1 BEDROOM BUNGALOW • GARAGE & PARKING FOR TWO CARS • ENCLOSED REAR GARDEN • KITCHEN/DINER • WELL PRESENTED ACCOMMODATION

A one bedroom terrace bungalow located on the popular Merrie Gardens development. The bungalow has been renovated in recent times to include new bathroom and kitchen suites. The property is heated by gas central heating via a combination boiler and has uPVC double glazed windows and doors. Outside is off road parking to the front and to the rear is a patio style garden with a southerly aspect. Via a shared drive is a Garage En-bloc with additional parking.
Merrie Gardens is located toward the outskirts of Lake midway between the twin resorts of Sandown and Shanklin and is conveniently placed for two supermarkets. The cliff path, coastal walks and safe sandy beaches are about one mile as is the main Town of Shanklin. Nearby there is access to many miles of foot and bridle paths over the lovely countryside that surrounds the area. The area is very popular for retirement and is quiet but not isolated and we would recommend an internal viewing which comprises:

ENCLOSED ENTRANCE PORCH 5' x 4' (1.52m x 1.22m)

LOUNGE 14'11 x 11'4 (4.55m x 3.45m)

KITCHEN/DINER 11'11 x 7'2 (3.63m x 2.18m)

INNER LOBBY
With cupboard housing the Glow Worm gas fired boiler. Ceiling hatch with ladder to attic space.
Door to Garden

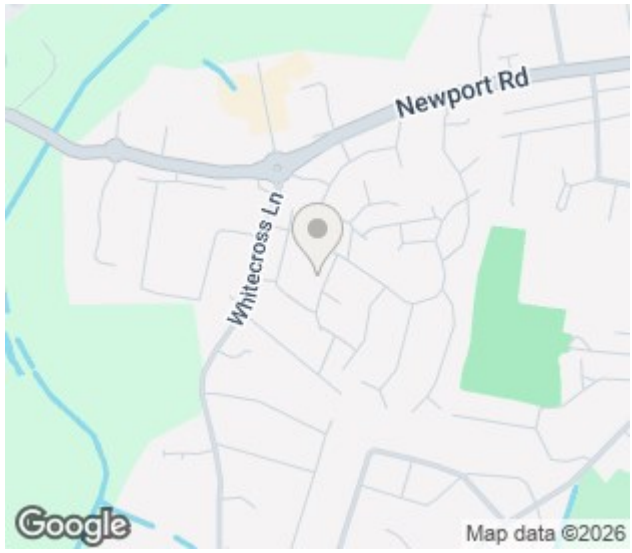
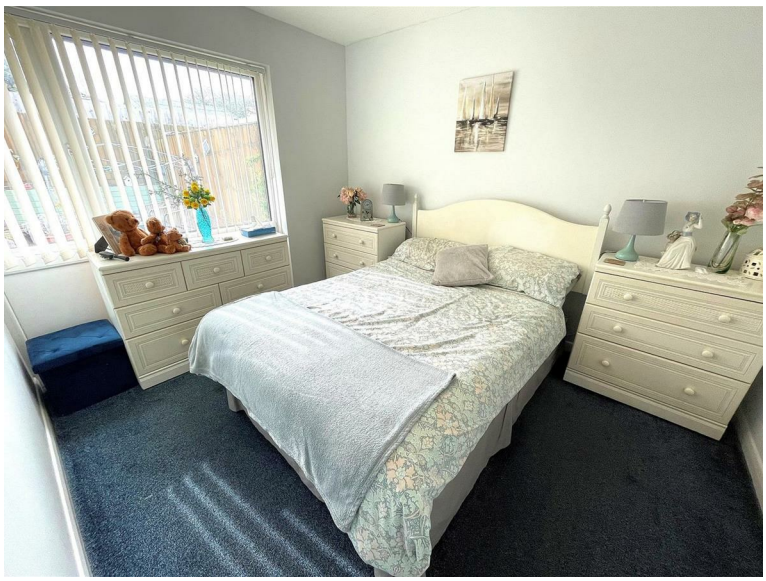
BEDROOM 10'10 x 8'11 (3.30m x 2.72m)

OUTSIDE
The the front there is a hardstanding for 1 car. Shared driveway leading to the Garage (16'10 x 8'5) with up and over door with additional parking. The rear Garden has a lovely southerly aspect is mainly laid to patio and shingle areas and enclosed by fencing. Gate at the rear of garden leading to the Garage.

COUNCIL TAX BAND - B

SERVICES - All mains available

TENURE - Freehold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