eastcowes@wright-iw.co.uk

wright
estate agency

Offers In Excess Of £249,950

49 Merrie Gardens, Lake, Sandown, Isle Of Wight, PO36 9QN

Located in the tranquil and sought after Merrie Gardens, Sandown, this charming detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, a spacious reception room and recently modernised kitchen the property is designed for easy living. The shower room is thoughtfully placed to serve both residents and guests alike.

One of the standout features of this home is the ample parking available, currently accommodating up to three vehicles with both a garage and a driveway. This is particularly advantageous in a sought-after cul de sac location, ensuring peace and privacy. The low maintenance garden is an inviting space, with distant views that enhance the overall appeal of the property.

This bungalow is chain free, making it an ideal choice for those looking to downsize or retire in a serene environment. The quiet surroundings of Merrie Gardens offer a sense of community while still being conveniently located near local amenities and bus routes.

Whether you are seeking a peaceful retreat or a practical home, this property presents an excellent opportunity for a comfortable lifestyle. Do not miss the chance to make this delightful bungalow your own.

The bungalow is just a five-minute drive from the amenities of Lake including a pub/restaurant and several supermarkets. The seaside town of Shanklin is less than one mile away, providing further amenities and offering extensive sandy beaches, cafes, and the historical old village with its charming thatched cottages and theatre.

Porch	6'9" x 4'5"
Lounge/ Diner	17'7" x 11'10"
Kitchen	11'10" x 6'9"
Inner Hall	
Bedroom 1	10'11" x 9'10"
Bedroom 2	9'10" x 6'9"
Shower Room	

Parking
The property benefits from a garage with up and over door. There is also off road parking for two cars in front of the garage. The bungalow also has a shingle driveway for one car although this has the potential to be extended.

Outside
The front garden is a good size and has recently been levelled and lawn seeded which is currently in the growing stage. The front garden also has the shingle driveway and open side access to the rear. The rear garden is mainly laid to lawn with distant countryside views and patio area

Heating
Warmed via gas central heating

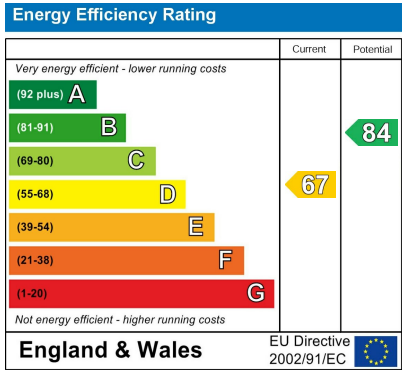
Tenure
Freehold

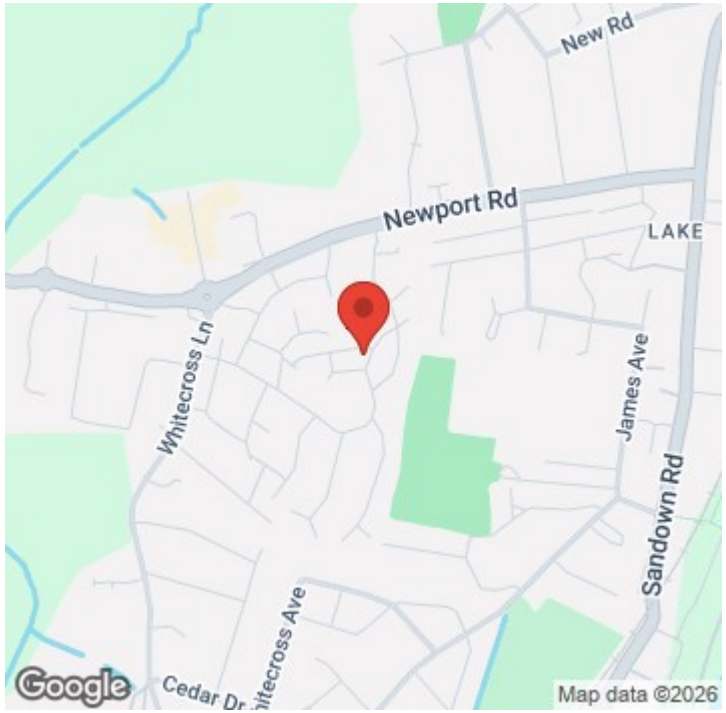
Council Tax
Band C

NB
Please note that under the 1979 Estate Agents Act we must inform all parties that the vendor of the property is a relative of a director of East Cowes Properties Ltd T/A The Wright Estate Agency.

Services
Mains water, drainage, gas and electric

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 fitments, 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.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

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