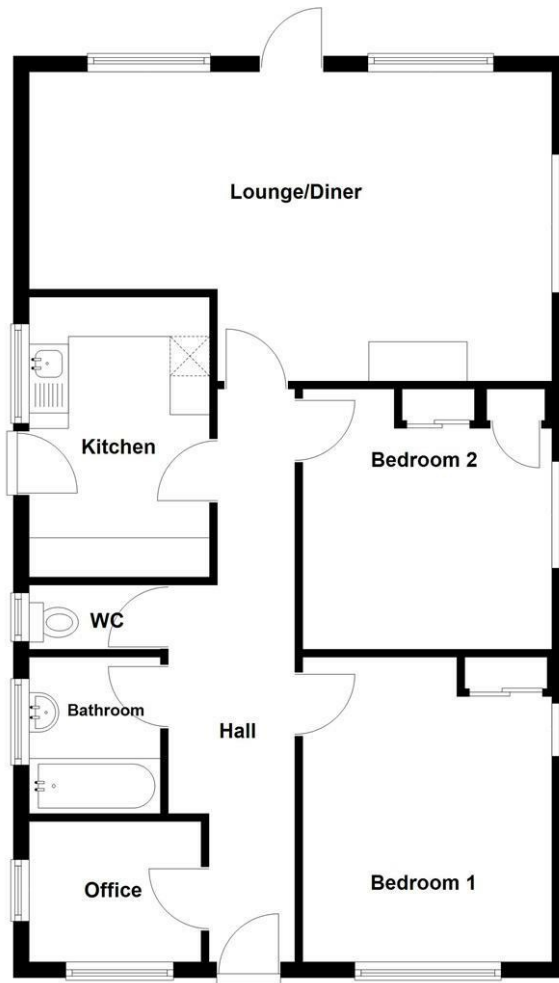


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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A non-estate detached Bungalow being well situated in a popular road that offers convenient access to the Tesco Convenience Store at Lake, the Heights Leisure facility, Medical Centre and the 18-hole Golf Course. The accommodation is warmed by Gas fired central heating and benefits from replacement double glazed windows virtually throughout, a Garage and Gardens to the front and rear. It should be noted that the property is offered with no onward chain. We would recommend an internal viewing to appreciate the accommodation. It comprises:

ENTRANCE HALL

OFFICE 5'10 x 7'2 (1.78m x 2.18m)

BEDROOM ONE 12'8 max x 10'5 (3.86m max x 3.18m)

BEDROOM TWO 10'10 into wardrobe x 10'5 (3.30m into wardrobe x 3.18m)

BATHROOM

With panel bath and wash basin

SEPERATE WC

WC with low flush Cistern

KITCHEN 11'8 x 7'5 (3.56m x 2.26m)

With cupboard housing Worcester gas fire boiler

LOUNGE/DINER 21'11 x 12'11 reducing to 9'0 (6.68m x 3.94m reducing to 2.74m)

With door leading to rear Gardens

OUTSIDE

Gravelled front garden with driveway providing ample parking and leading to Garage (18'5 x 7'11) with power and light. Door to dis-used lean to. Enclosed rear Garden being mainly laid to lawn. Outside tap to driveway.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band D

