



- Detached Bungalow
- Driveway & Garage
- Close to Local Amenities
- 3 Bedrooms
- Lovely Enclosed Garden
- CHAIN FREE
- Lounge & Separate Dining Area
- Popular Residential Location
- Viewings Welcome

16 James Avenue, Lake, PO36 9NH

£349,950

Located in a sought-after location on the outskirts of Lake, this charming detached bungalow offers a delightful blend of comfort and convenience. With a spacious lounge and separate dining area, this property provides ample space for both relaxation and entertaining guests. The three well-proportioned bedrooms ensure that there is plenty of room for family or visitors, making it an ideal home for those seeking a peaceful retreat.

One of the standout features of this property is the generous driveway parking and garage, accommodating up to four vehicles, which is a rare find in such a desirable area. This added convenience makes it perfect for families or those who enjoy hosting friends and family. The lovely enclosed rear garden is the ideal spot to enjoy the afternoon sunshine.

Whether you are looking to enjoy leisurely walks along the cliff path or you simply wish to unwind in the lovely sunny garden, this bungalow offers the perfect opportunity to embrace a relaxed lifestyle. With its prime location and thoughtful design, this CHAIN FREE property is not to be missed!



Accommodation

Porch

Entrance Hall

Lounge

13'11 x 11'10 (4.24m x 3.61m)

Dining Area

12' x 9'10 (3.66m x 3.00m)

Kitchen

11'10 x 7'6 (3.61m x 2.29m)

Bedroom 1

12'6 x 10'5 (3.81m x 3.18m)

Bedroom 2

10'5 x 8'11 (3.18m x 2.72m)

Bedroom 3

10'7 x 8'11 (3.23m x 2.72m)

Shower Room

Separate W.C

Outside

To the front of the property the garden is laid to lawn. The driveway provides ample off road parking and access to the garage with an up and over door. The lovely, enclosed rear garden is laid mainly to lawn with a patio area and garden shed.



Services

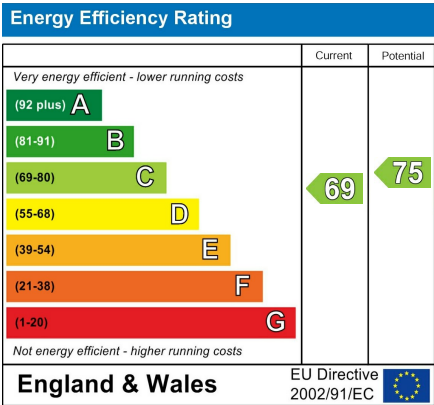
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax

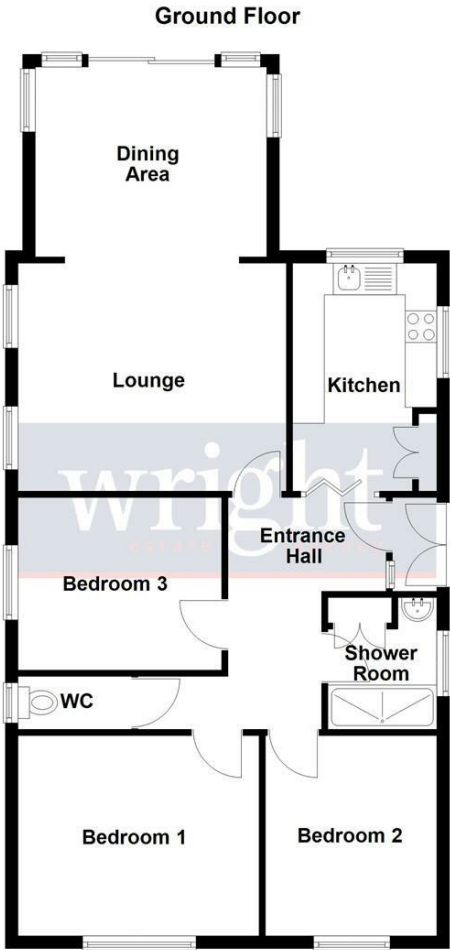
Band C - Please contact The Isle of Wight Council on 01983 823901.

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 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.



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