

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		
(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.

LOVE WHERE YOU LIVE

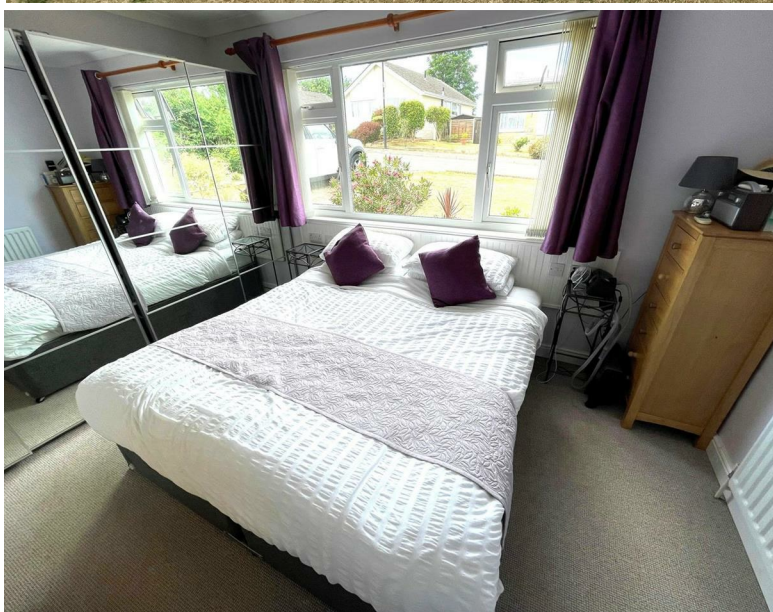
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



3
BERRY HILL
LAKE
PO36 9JB

£330,000



01983 868 333
www.arthur-wheeler.co.uk



- CHAIN FREE • GARAGE • 3 BEDROOMS • OPEN PLAN LIVING • BI-FOLD DOORS RAISED
- DECKING • OFF ROAD PARKING • LINK-DETACHED BUNGALOW

A SUPERB CHAIN FREE Link-Detached Bungalow being well located in a popular residential cul-de-sac with similar properties offering easy access to the main towns of Shanklin and Sandown, which are both within approximately 2 miles.

The well presented accommodation benefits from gas fired central heating and replacement uPVC double glazed doors and windows. One of the features of the property is the full width bi-fold doors from the lounge/dining area opening onto rear decking and garden. In addition there is parking for two cars to the front leading to a single garage. The well planned accommodation comprises:

Entrance Lobby

Inner front door to

Tenure

Freehold

Hallway

With cupboard housing Glow Worm gas fired boiler and additional storage cupboard.

Council Tax

Band D

Bedroom One 9'10 x 12'11 (3.00m x 3.94m)

Bedroom Two 8'10 x 9'10 (2.69m x 3.00m)

Bedroom Three 7'11 x 9'8 (2.41m x 2.95m)

Shower Room

With shower, contemporary basin and W/C

Kitchen 18'2 max x 8'10 (5.54m max x 2.69m)

With gas hob and extractor over, built in double oven and plumbing for washing machine

Lounge/Diner 22'3 max x 14'10 max (6.78m max x 4.52m max)

With feature full width bi-fold doors leading to raised decking

Outside

To the rear there is an enclosed garden with raised timber decking and the remainder being mainly laid to lawn, side garden and patio area. To the front there is an open planned garden, and a driveway offering parking for 2 cars leading to

Garage 16'1 x 7'11 (4.90m x 2.41m)

With up and over manual door

Services

All mains available



