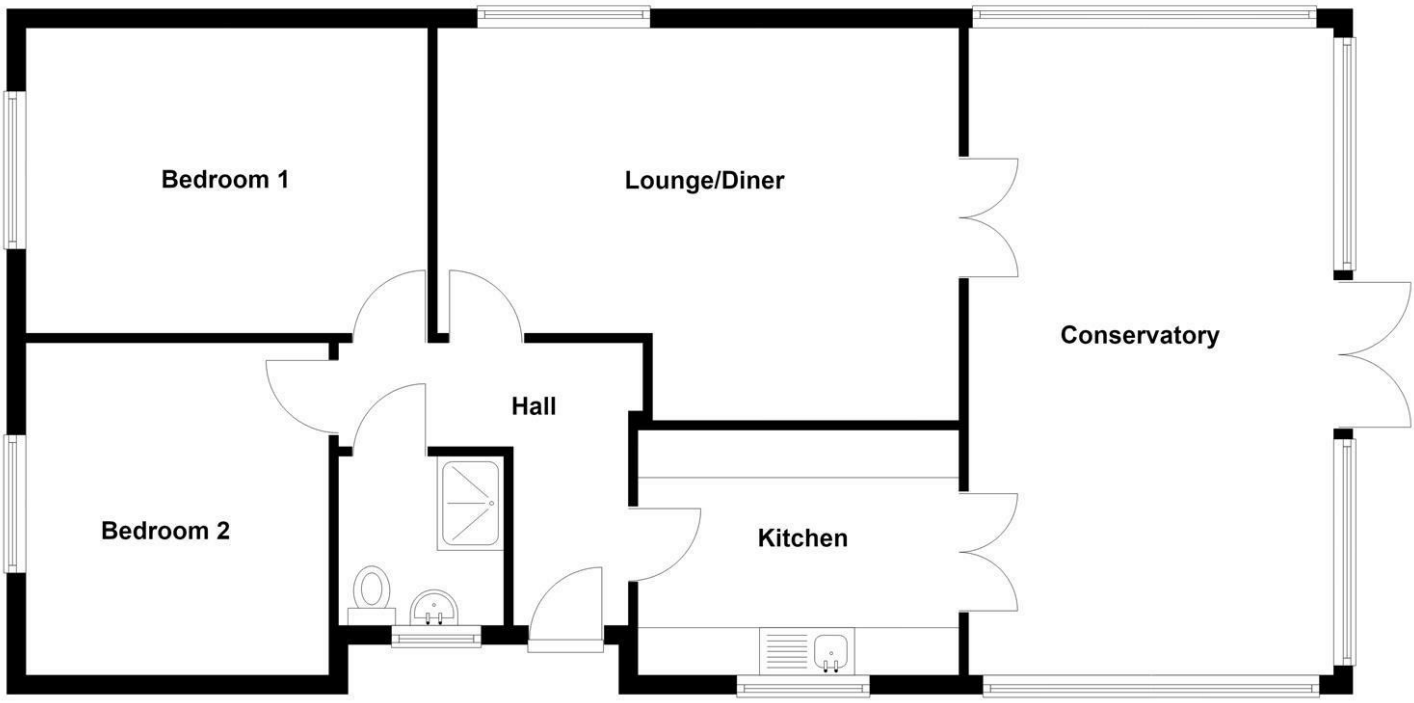
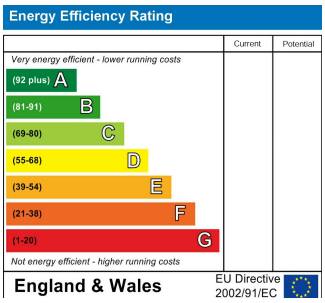
## Ground Floor




**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.

LOVE WHERE YOU LIVE

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• DETACHED 2 BEDROOM BUNGALOW • GARAGE & CAR PORT • CONSERVATORY • POPULAR LOCATION • LOVELY ENCLOSED GARDEN • VIEWING RECOMMENDED

A spacious Detached Bungalow being well located in a popular Cul-de-sac on the borders of Lake and Shanklin and offering easy access to the County Ground. Also nearby in the Cliff Path walk with it's seasonal Cafe's. The well planned accommodation benefits from gas fired central heating, replacement uPVC double glazed windows, a large Conservatory extension and outside these is ample Off Road Parking and a Car Port to the front. To the rear is a superb enclosed Garden. It comprises :-

**ENTRANCE HALL 11'8 max x 9'4 (3.56m max x 2.84m)**

**LOUNGE/DINER 19'4 reducing to 11'5 x 12'10 reducing to 10'6 (5.89m reducing to 3.48m x 3.91m reducing to 3.20m)**

**KITCHEN 11'2 x 8'5 (3.40m x 2.57m)**

**CONSERVATORY 22'2 x 12'10 (6.76m x 3.91m)**

**BEDROOM 1 13'11 x 10'5 (4.24m x 3.18m)**

**BEDROOM 2 10'11 x 9'11 (3.33m x 3.02m)**

**SHOWER ROOM 6'4 x 5'11 (1.93m x 1.80m)**

**OUTSIDE**

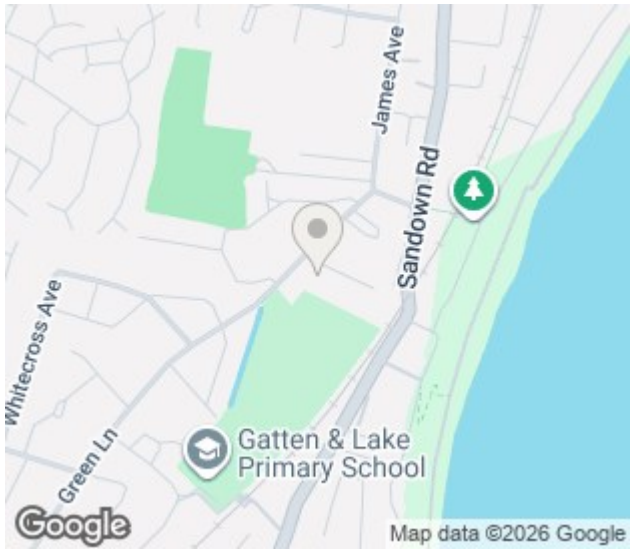
Front; To the front is a Car Port (27' x 11) leading to a Garage (18'6 x 8'7) with power and light. Lovely enclosed Garden to the rear being mainly laid to lawn with Shed and Garden Chalet.



**TENURE - Freehold**

**COUNCIL TAX BAND - D**

**SERVICES - All mains available**




ARTHUR WHEELER
ESTATE AGENTS









