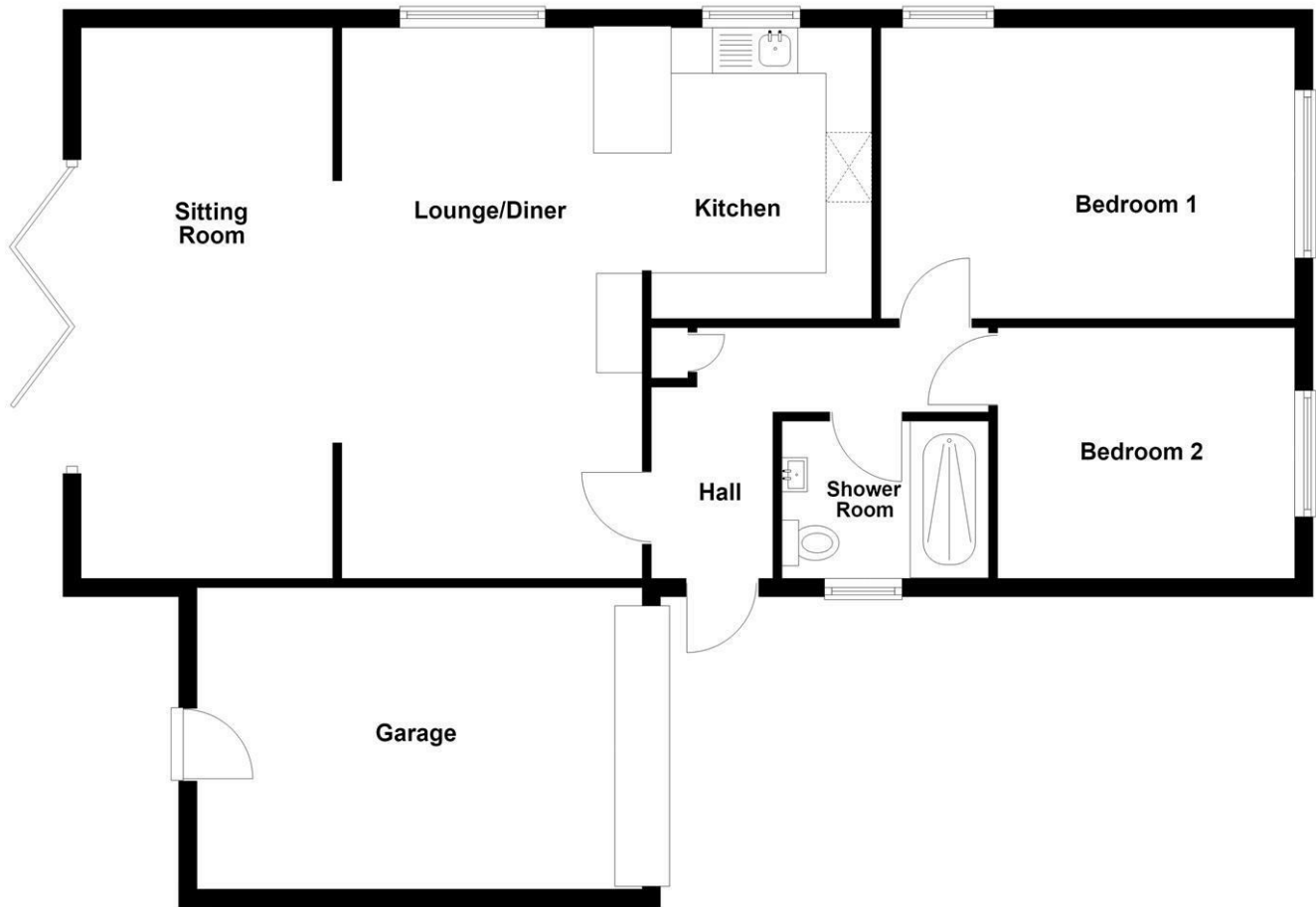


## Ground Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>71</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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](mailto: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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- DETACHED BUNGALOW • TWO BEDROOMS • SUPERB SITTING ROOM EXTENSION WITH BI-FOLD DOORS • GAS CH • UPVC DOUBLE GLAZING • PARKING • CAR PORT • GARAGE • GARDENS

A detached Bungalow being well situated in a popular cul-de-sac off the Broadway and offering convenient access to the town centre, shops & amenities and Beach/Esplanade.

The well planned accommodation which has been extended over the years, benefits from gas fired central heating, uPVC double glazing, a feature sitting room with full width Bi-Fold doors onto the rear Garden, Driveway Parking and a Garage. Each of the Bedrooms enjoy background views of the surrounding countryside.

To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

Entrance door to

#### HALLWAY

With built in cupboard with Glow-worm gas fired boiler.

#### LOUNGE/DINER 19'10 x 10'10 (6.05m x 3.30m)

Opening to

#### SITTING ROOM 19'8 x 9' (5.99m x 2.74m)

#### KITCHEN 7'11 x 10'3 max (2.41m x 3.12m max)

With integrated dishwasher and washing machine.

#### BEDROOM ONE 14'11 x 10'3 (4.55m x 3.12m)

#### BEDROOM TWO 9'1 x 9'9 (2.77m x 2.97m)

#### SHOWER ROOM

With walk in shower, wash basin and WC

#### OUTSIDE

Front garden and driveway providing parking for 2 cars (one with car port) and Garage (16' x 10'9) with up and over door, power and light. Rear access door.

Enclosed Garden to the rear being laid to Patio, Lawn with Greenhouse, Timber Shed and a good sized Potting area.

#### SERVICES

All mains are available

#### TENURE

Freehold

#### COUNCIL TAX

Band D

