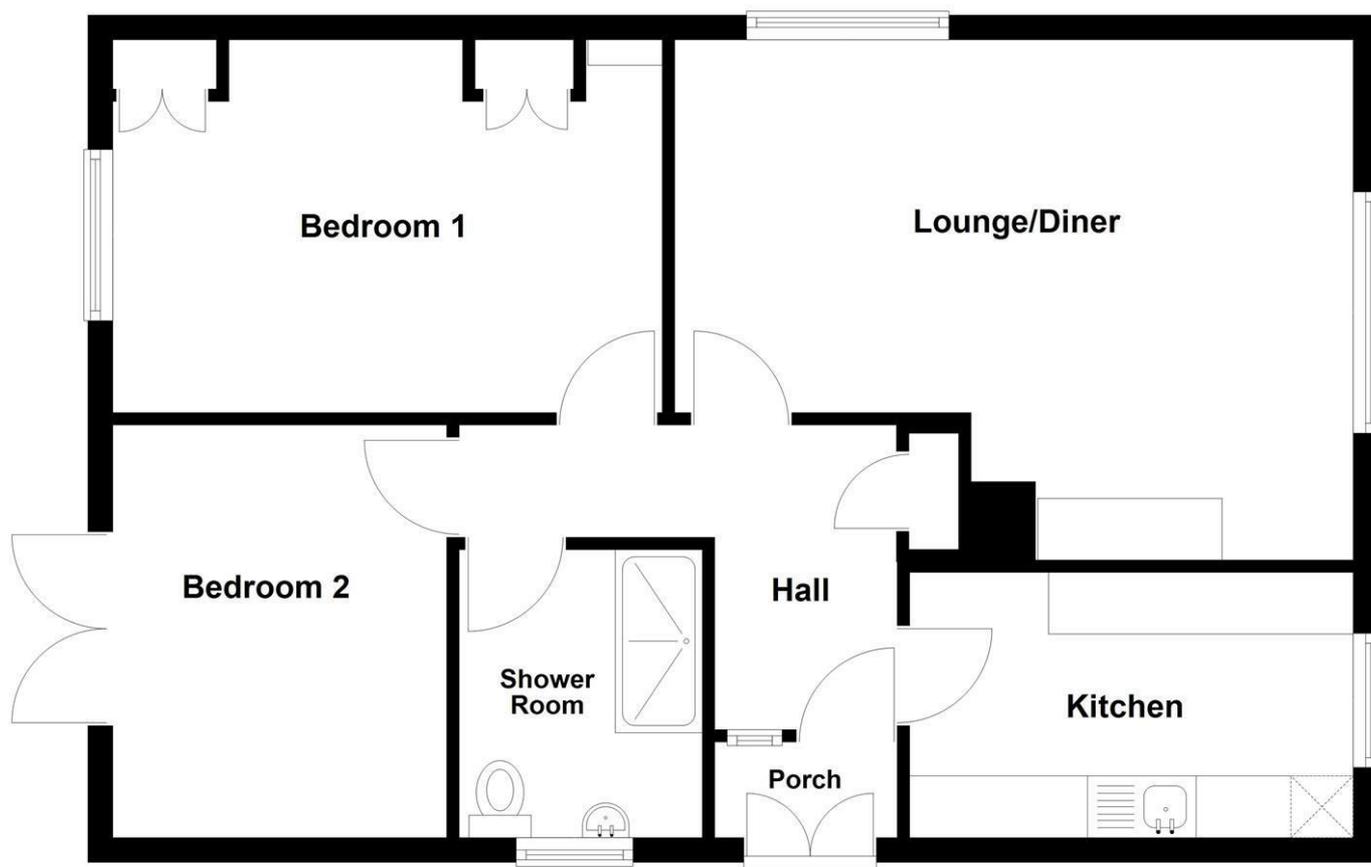


## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		71	
(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](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 reposessed 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](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



7  
JAMES AVENUE  
LAKE  
PO36 9NH

Offers Over £250,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• GARAGE AT REAR • 2 BEDROOMS • MATURE GARDENS • LOUNGE/DINER • POPULAR LOCATION • CHAIN FREE

**\*\*\*CHAIN FREE\*\*\*** A super detached bungalow being well situated within a popular residential area but is about 1 mile from Shanklin Town and its many amenities. Also close by is the Cliff-Top which offers delightful coastal walks and links the twin resort towns of Sandown and Shanklin. Sandown offers the Heights Leisure Centre and a popular 18-hole Golf Course.

The accommodation benefits from gas fired central heating, 2 Bedrooms and Lounge/Diner. There is single Garage to the rear of the property and superb mature gardens to both the front and rear.

In our opinion, the property would be of particular interest to those seeking spacious one level living. It comprises:

**ENTRANCE PORCH - Door off to;**

**ENTRANCE HALL**

With storage cupboard

**LOUNGE/DINER 17'11 x 13'5 reducing to 9'11 (5.46m x 4.09m reducing to 3.02m)**

**BEDROOM 1 14'6 x 9'11 (4.42m x 3.02m)**

Fitted wardrobe cupboards

**BEDROOM 2 10'4 x 8'9 (3.15m x 2.67m)**

Double doors to rear garden

**Shower Room 6'4 x 5'9 (1.93m x 1.75m)**

**OUTSIDE**

To the front of the property is a mature garden and mainly laid to shingle and enclosed by low walling. To the rear is super private gardens which are well stocked with a variety of mature shrubs and trees, decked area, brick built store. and Green House. From the rear of the garden is a door providing access to the Garage.



**GARAGE 16' x 8'8 (4.88m x 2.64m)**

With electric up and over door, power and light, Door and window to rear.

**SERVICES - All mains available**

**TENURE - Freehold**

**COUNCIL TAX - Band C**

