



A photograph of a semi-detached house. The main part of the house is built of red brick with white-painted window frames. A smaller, single-story extension is built onto the side of the main house, also made of red brick and featuring a large window. The house has a blue front door with a white frame. The number '10' is visible above the door. The property is surrounded by a wooden fence. The foreground is a gravel driveway.

- Semi-Detached Home
- Good-Sized Rear Garden
- Popular Residential Location
- NEWLY RENOVATED THROUGHOUT
- CHAIN FREE
- Impressive Kitchen/Dining Room & Separate Lounge
- 3 Bedrooms
- Short Walk to Local Station, Shops & Schools
- Viewings Welcome

10 Denness Road, Lake, PO36 8PB

**£285,000**

Located in a popular residential setting, this newly renovated home offers a delightful blend of modern living and easy access to many local amenities, with the added charm of the Cliff Path and seafront just a stone's throw away. Upon entering, you are greeted by an impressive kitchen/dining room and separate lounge, perfect for entertaining guests or enjoying quiet family evenings.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or for those in need of a home office. Each room has been thoughtfully designed to ensure comfort and functionality. The first floor family bathroom is stylishly appointed, featuring contemporary fixtures that enhance the overall appeal of the home.

This property is ideal for those seeking a peaceful retreat while still being conveniently located near local amenities on offer in Lake. The proximity to the Cliff Path and seafront offers opportunities for leisurely walks and outdoor activities, making it a perfect spot for anyone looking to enjoy life by the sea. The property is offered CHAIN FREE and an early viewing is recommended to avoid missing out on this superb semi-detached home!



# Accommodation

## Entrance Hall

## Lounge

14'1 into bay x 12'11 (4.29m into bay x 3.94m)

## Kitchen/Dining Room

19'4 x 11'9 max (5.89m x 3.58m max)

## First Floor Landing

## Bedroom 1

11'10 x 11'9 (3.61m x 3.58m)

## Bedroom 2

11'11 x 11' (3.63m x 3.35m)

## Bedroom 3

7'6 x 6'11 (2.29m x 2.11m)

## Family Bathroom

## Outside

To the front of the property the garden has been hard landscaped for ease of maintenance. Gated side access leads to the good-sized rear garden which is laid to lawn.



## Services

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

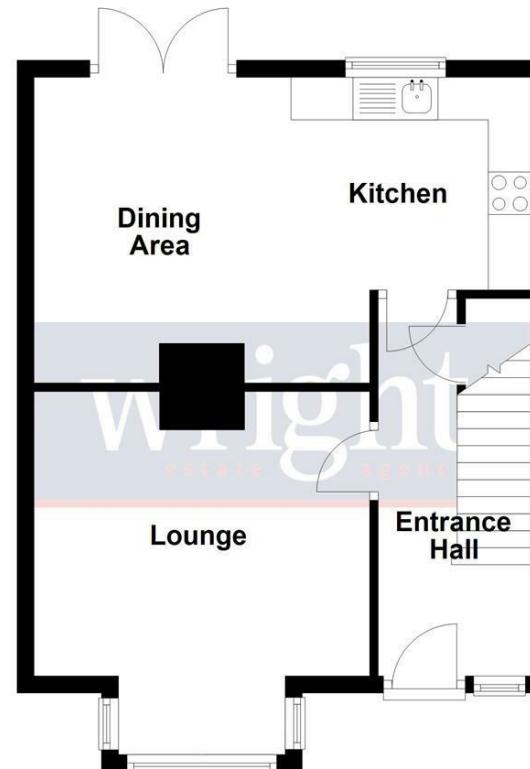
## Council Tax

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

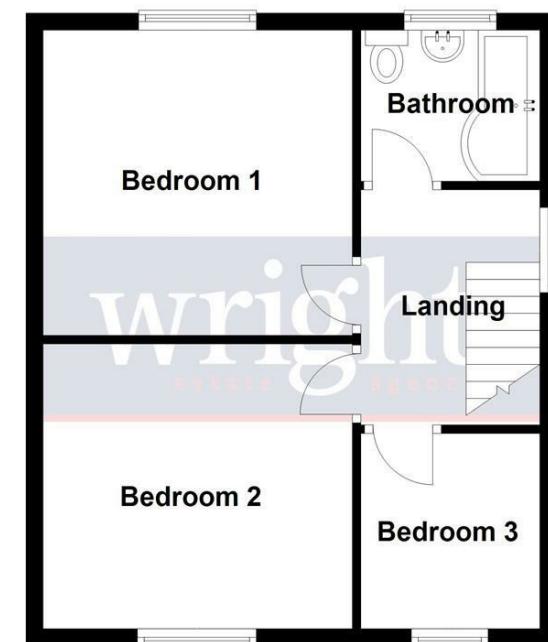
## Agents Notes

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C	70	
(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	

**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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF  
 Phone: 01983 866822  
 Email: shanklin@wright-iw.co.uk

**Viewing:** Date ..... Time .....