



- Detached Bungalow
- Enclosed Rear Garden
- Close to Local Amenities

- 1 Double Bedroom
- Some Updating Required
- CHAIN FREE

- Driveway & Detached Garage
- Popular Location
- Viewings Welcome

22 Merrie Gardens, Lake, PO36 9QG

**£200,000**

This detached bungalow is located on the popular Merrie Garden estate, just a short walk from local supermarkets, bus stops providing a regular service between Shanklin and Sandown, and a pub/restaurant. The nearby town centre provides access to a range of shops and other useful amenities. The seafront with miles of coastal walks is only 10 minutes away by car.

The accommodation would benefit from general updating and comprises a lounge with direct access to the garden, a separate kitchen, double bedroom with built-in storage, and the bathroom. Additionally, the property benefits from a driveway providing off road parking, a detached garage and an enclosed rear garden.

The sought after location, easy access to local amenities and scope to put your own stamp on the home makes this an ideal property for anyone looking to enjoy Island life in one of it's most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



# Accommodation

## Entrance Hall

## Lounge

15'5 x 11'4 (4.70m x 3.45m)

## Kitchen

12'2 x 7'1 (3.71m x 2.16m)

## Bedroom

11'10 x 11'5 (3.61m x 3.48m)

## Bathroom

6'4 x 6'1 (1.93m x 1.85m)

## Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking and access to the detached garage (17'5 x 8'5) with power lighting, and an up and over door. Gated side access leads to the enclosed rear garden, which is also laid to lawn with 2 garden sheds.



**Services**

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

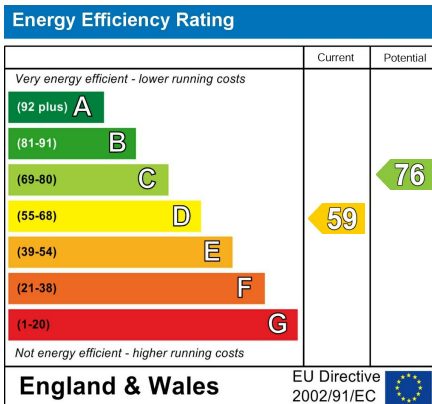
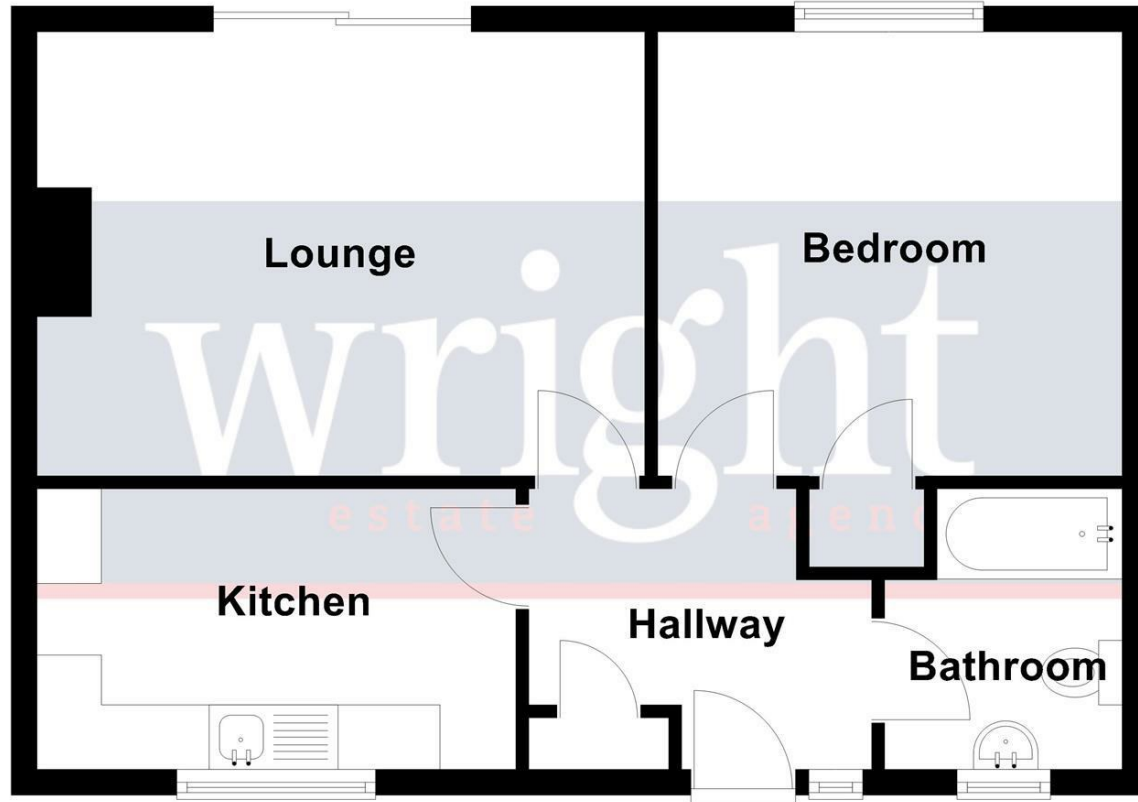
**Council Tax**

Council Tax Band B - 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**



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.

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