



- Detached Bungalow
- Large Lounge/Diner & Conservatory
- Quiet Cul-de-Sac Location
- 2 Double Bedrooms
- Driveway & Garage
- Close to Local Amenities
- CHAIN FREE
- Enclosed Rear Garden
- Viewings Welcome

10 Cherry Side, Lake, PO36 9LU

**£269,500**

Tucked away in a tranquil setting, this charming detached bungalow offers a delightful opportunity for those seeking a peaceful retreat. Located close to local amenities and being offered CHAIN FREE, this property is perfect for first-time buyers, downsizers, or anyone looking for a more relaxed lifestyle.

The bungalow features a spacious lounge/dining room and large conservatory, which are ideal for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for comfortable living, whether you require a guest room or a home office. The shower room is thoughtfully designed, catering to all your needs.

One of the standout features of this property is its driveway and garage, providing ample parking for several vehicles, ensuring convenience for you and your visitors. The bungalow presents an opportunity to enjoy a peaceful setting and easy access to local amenities, all within a desirable location.



## Accommodation

### Porch

### Entrance Hall

### Kitchen

11'6 x 7' (3.51m x 2.13m)

### Lounge/Dining Room

18'6 max x 13'5 max (5.64m max x 4.09m max)

### Bedroom 1

13'9 x 10' (4.19m x 3.05m)

### Bedroom 2

10'6 x 8'11 (3.20m x 2.72m)

### Conservatory

18'8 x 8'1 (5.69m x 2.46m)

### Shower Room

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

### Outside

To the front of the bungalow the garden is laid to lawn. The Driveway provides off road parking for several cars and access to the garage with an up and over door. The rear garden is also laid mainly to lawn.



**Services**

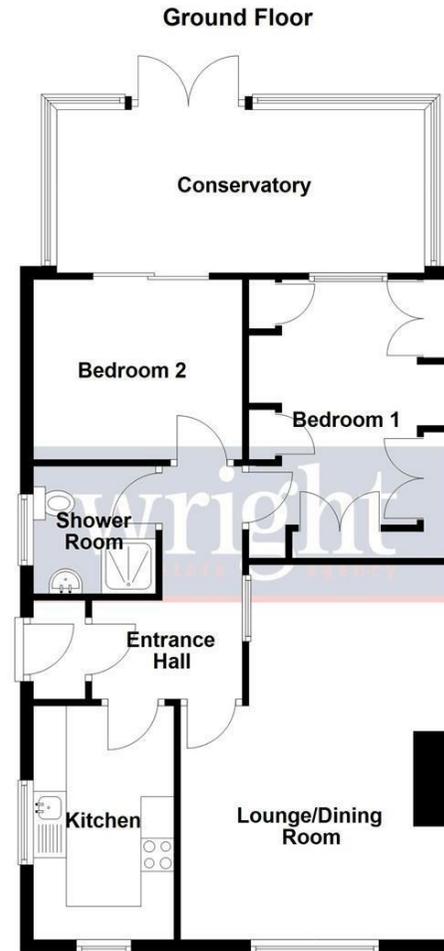
Unconfirmed: gas, electric, telephone, mains water and drainage.

**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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>74</b>
(39-54) <b>E</b>	<b>64</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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 Tomblasons 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 .....