shanklin@wright-iw.co.uk

wright estate agency

- Detached Bungalow
- Lovely Enclosed Rear Garden with Summerhouse
- Walking Distance to Many Local Amenities
- 3 Double Bedrooms
- Spacious Lounge/Dining Room
- Gas Central Heating & UPVC Double Glazing
- Driveway & Detached Timber Garage
- Kitchen & Separate Utility Room
- Viewings Welcome

96 Newport Road, Lake, PO36 9LR

£315,000

This spacious detached bungalow is conveniently located within walking distance of a local convenience store/sub-post office, several supermarkets, bus stops providing a regular service to Shanklin and Sandown, and the cliff path with direct easy the seafront.

The well-proportioned accommodation comprises 3 double bedrooms, a spacious lounge/diner, kitchen, separate utility room, and a good sized bathroom. Additionally, the property benefits from a lawned front garden, large back garden with a summerhouse, driveway parking and a timber garage.

The very convenient location, spacious accommodation, and lovely enclosed garden makes this an ideal home 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 truly impressive detached bungalow has to offer!

Accommodation

Hallway

Lounge/Dining Room
18'8 x 13'3 (5.69m x 4.04m)

Kitchen
13'3 x 9'4 (4.04m x 2.84m)

Utility Room
12'3 x 4'7 (3.73m x 1.40m)

Bedroom 1
11'5 x 11'4 (3.48m x 3.45m)

Bedroom 2
11'4 x 9'4 (3.45m x 2.84m)

Bedroom 3
11'4 x 8'5 (3.45m x 2.57m)

Bathroom
9'3 x 6'4 (2.82m x 1.93m)

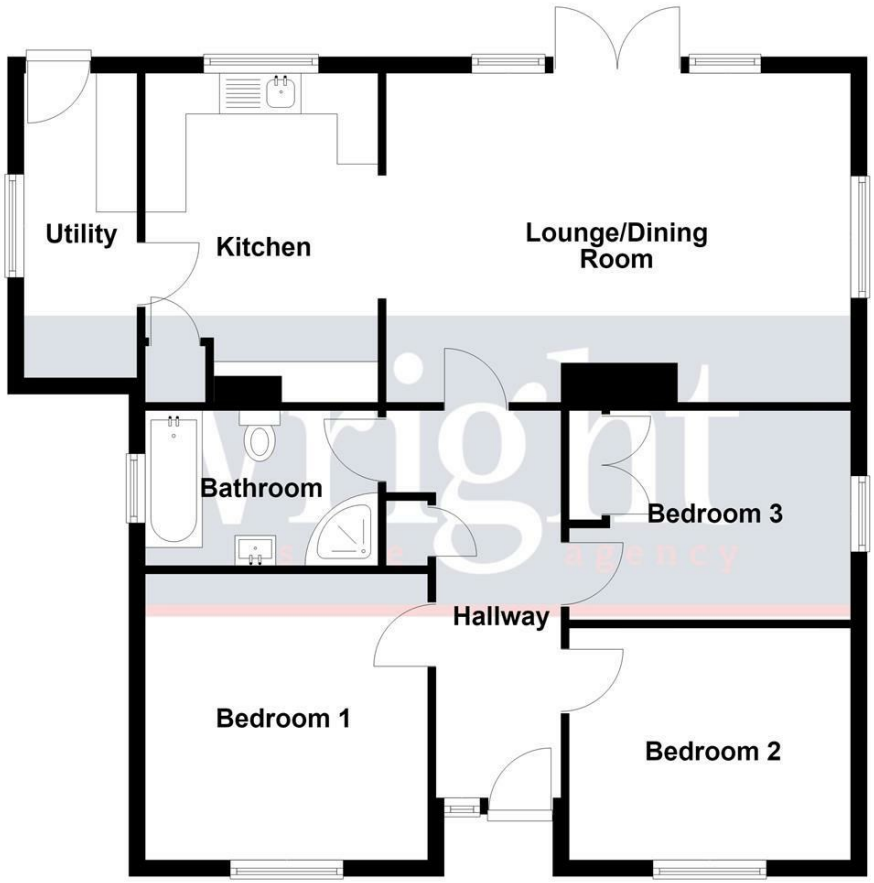
Outside
To the front of the property the garden is laid to lawn. The large rear garden is laid mainly to lawn with a generously sized patio area accessed directly from the lounge/diner, a summer house (13'11 x 10'1), and garden shed. The driveway provides off road parking and is accessed via an un-made road at the rear of the property. The timber garage (15'10 x 9'11) is located adjacent to the driveway.

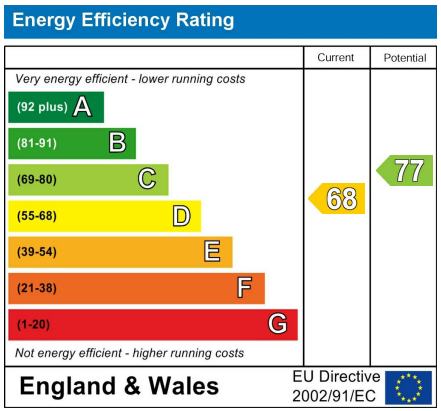
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

Council Tax
Band D - 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 fitments, 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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The Property Ombudsman

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