

shanklin@wright-iw.co.uk

wright
estate agency



- Detached Bungalow
- Driveway & Garage
- Gas Central Heating & Double Glazing

- 2 Bedrooms
- Close to Local Amenities
- Conservatory

- Quiet Cul-De-Sac Location
- South Facing Rear Garden
- Viewing Recommended!

4 Plover Close, Lake, Isle Of Wight, PO36 9QW

O.I.E.O £275,000

This wonderful detached bungalow is located in the very popular area of Merrie Gardens. The home is tucked away in the cul-de-sac of Plover Close. The superb accommodation comprises large porch, spacious lounge/diner and modern kitchen. The bungalow is complemented with one good size double bedroom, one good size single bedroom, a bathroom, conservatory that overlooks the private rear garden, large garage with internal access and off road parking.

This lovely bungalow is just a short walk from local shops and transport links, which provide easy access back into Shanklin town centre. Overall, this provides a great lifestyle purchase for anyone looking to enjoy the many benefits of Island living. An early viewing is recommended to avoid missing out on this fantastic home in one of Lake's most popular residential locations.



Accommodation

Porch

14'10" x 4" (4.52m x 1.22m)

Lounge/Diner

17'10" x 11'10" (5.44m x 3.61m)

Kitchen

12" x 6'10" (3.66m x 2.08m)

Bedroom 1

10'10" x 9'10" (3.30m x 3.00m)

Bedroom 2

9'10" x 6'10" (3.00m x 2.08m)

Bathroom

6" x 4" (1.83m x 1.22m)

Conservatory

11" x 7'1" (3.35m x 2.16m)

Garage

18" x 8'11" (5.49m x 2.72m)

Outside

To the front of the property there is allocated parking for 2 vehicles and garage. To the rear of the property there is a good size garden which is mostly laid to lawn with small patio area.



Services

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

Council Tax

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

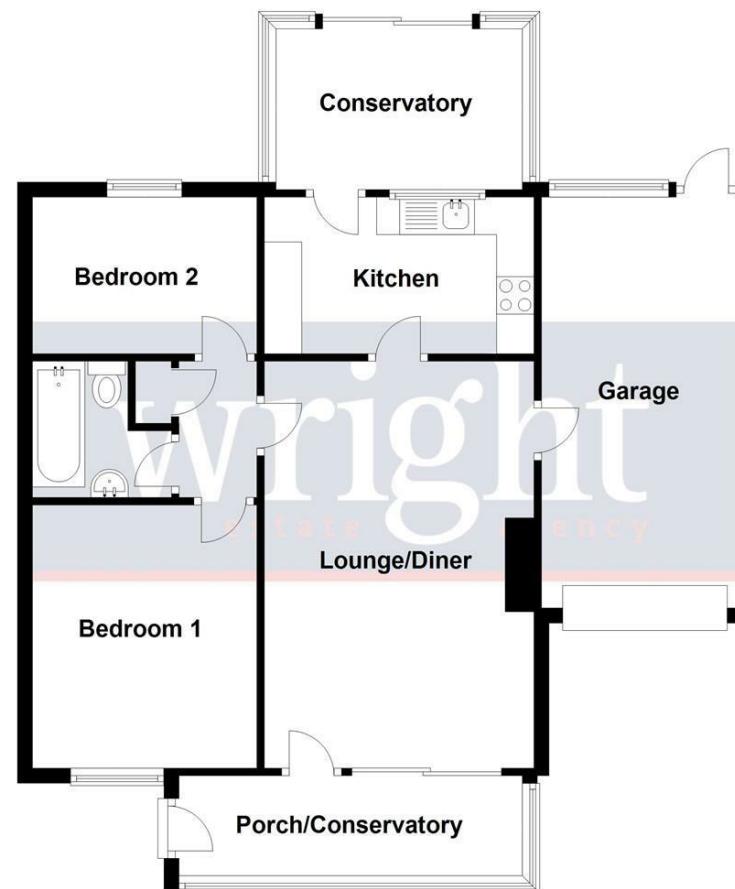
Agents Notes

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Ground Floor



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Viewing: Date Time