

shanklin@wright-iw.co.uk

wright  
estate agency



- Detached Bungalow
- Driveway & Garage with Electric Roller Door
- CHAIN FREE
- 2 Bedrooms
- Lawned Rear Garden
- Short Walk to Bus Stops & Supermarkets
- Modern Kitchen & Shower Room
- Conservatory
- Viewings Welcome

3 Woodhall Drive, Lake, PO36 9QB

**£249,500**



This well-presented, detached bungalow is located on the popular Merrie Gardens estate. Two supermarkets, a popular pub/restaurant, and bus stops with a regular service to Shanklin and Sandown are all within easy walking distance.

The neutrally decorated accommodation comprises 2 bedrooms, lounge, separate kitchen, conservatory, and modern shower room. Additionally, the property benefits from an enclosed rear garden, a driveway and garage with an electric roller door.

The convenient location, well-presented accommodation, and lovely enclosed rear garden makes this an ideal home for anyone looking to enjoy a more relaxed pace of life in one of the Island's most popular coastal areas. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!





## Accommodation

### Entrance Hall

### Lounge

12'1 x 10'8 (3.68m x 3.25m)

### Kitchen

10'8 x 9'1 (3.25m x 2.77m)

### Conservatory

8'11 x 7'4 (2.72m x 2.24m)

### Lean To

10'10 x 3'11 (3.30m x 1.19m)

### Bedroom 1

10'4 x 9'5 (3.15m x 2.87m)

### Bedroom 2

9'7 x 7'3 (2.92m x 2.21m)

### Shower Room

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

### Outside

To the front of the property the brick paved driveway provides off road parking and access to the garage (16'5 x 8'1) with an electric roller door. The enclosed rear garden is laid mainly to lawn with a patio area and greenhouse.



Services

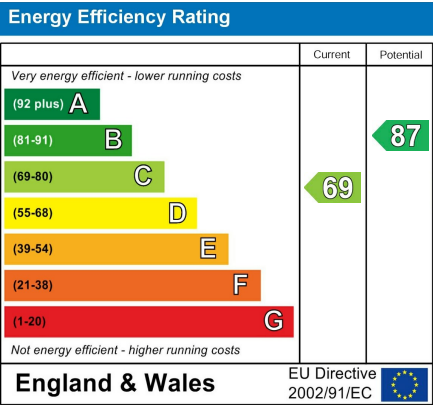
Unconfirmed: gas, electric, telephone, mains water and drainage.

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



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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PROTECTED

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