



- Link-Detached Bungalow
- Lounge/Dining & Kitchen Area with Bi-Fold Doors
- CHAIN FREE
- 3 Bedrooms
- Large Shower Room
- Quiet Cul-de-Sac Location
- Driveway & Garage
- Lawned Gardens
- Close to Local Amenities

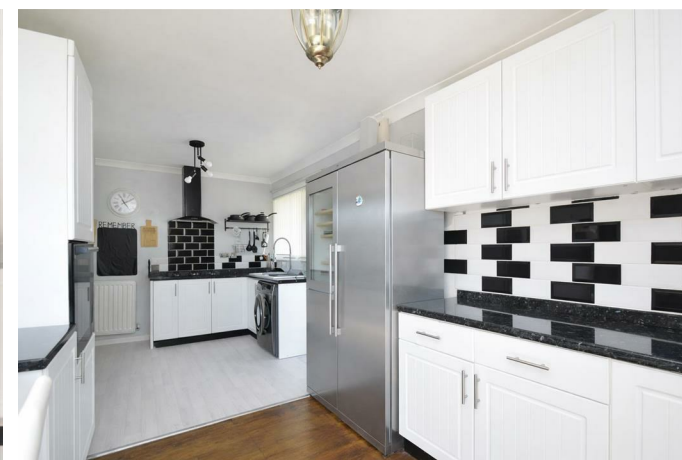
3 Berry Hill, Lake, PO36 9JB

£315,000

This link-detached bungalow is located in a quiet cut-de-sac, close to shops and other useful amenities. The local train station with mainland ferry connections and the cliff path with direct access to the beach are both within easy walking distance.

The well-presented accommodation comprises an open-plan lounge/dining area and kitchen with bi-fold doors, 3 bedrooms, and a spacious shower room. Additionally, the property benefits from a driveway, garage and lawned gardens.

The convenient location, well-proportioned accommodation and driveway parking makes this an ideal home for anyone wanting to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!



Accommodation

Porch

Hallway

Lounge

14'10 x 13' (4.52m x 3.96m)

Kitchen

18'3 x 8'9 (5.56m x 2.67m)

Bedroom 1

12'11 x 9'9 (3.94m x 2.97m)

Bedroom 2

9'10 x 8'11 (3.00m x 2.72m)

Bedroom 3

9'7 x 7'11 (2.92m x 2.41m)

Shower Room

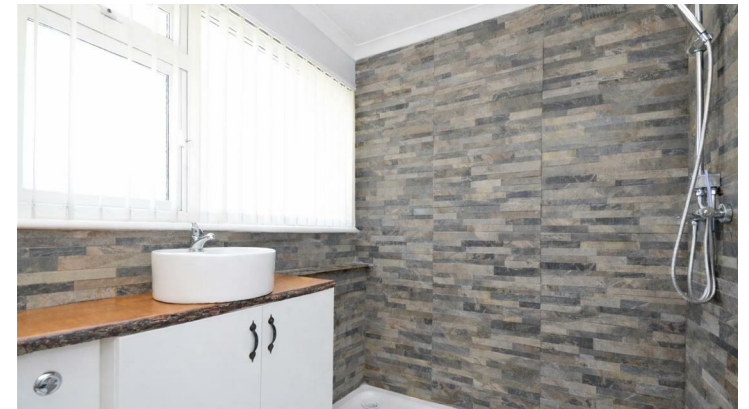
7'11 x 5'9 (2.41m x 1.75m)

Garage

16'1 x 7'11 (4.90m x 2.41m)

Outside

To the front of the property the garden is laid to lawn. The driveway provides off road parking and access to the garage with an up and over door. The rear garden is also laid to lawn with a decked area accessed via bi-fold doors from the lounge area.



Services

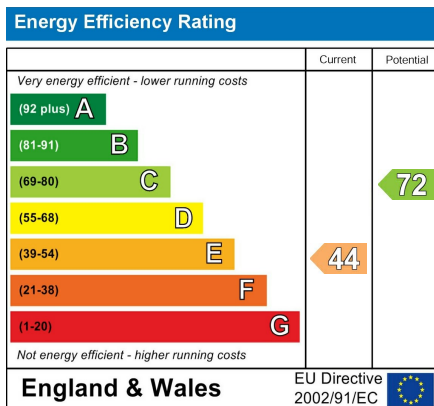
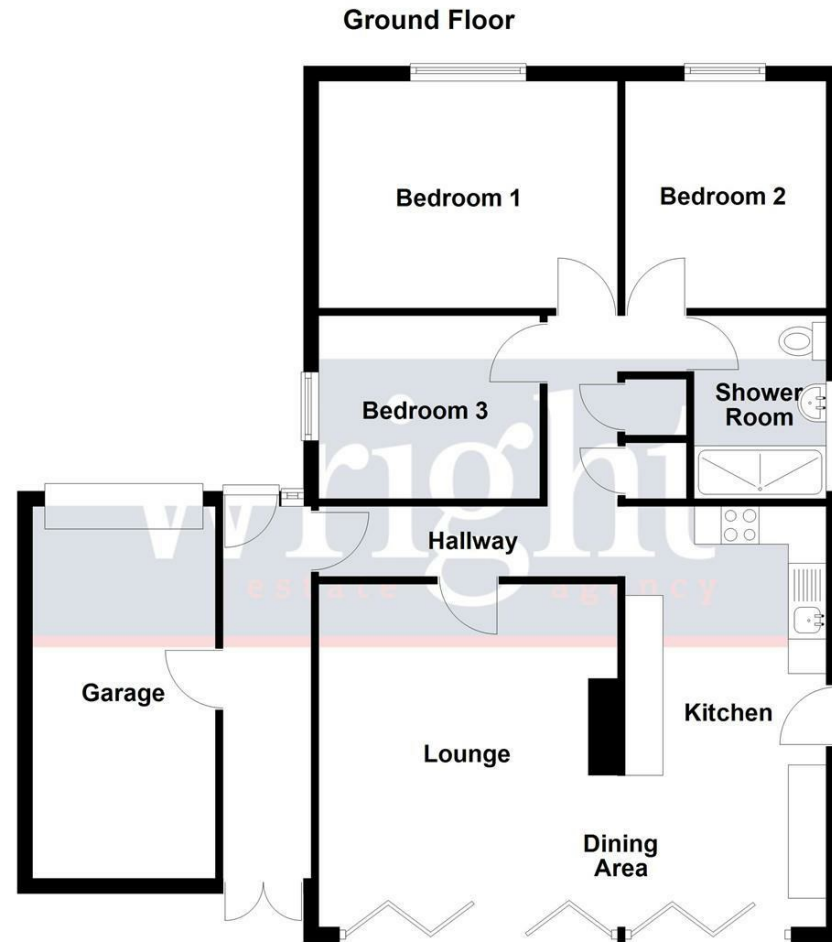
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fittings, 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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Viewing: Date Time