

shanklin@wright-iw.co.uk

wright  
estate agency



- SUPERB Detached Bungalow
- Large Family Bathroom
- Garage with Power & Lighting
- 3 Bedrooms
- Ample Driveway Parking
- Quiet Cul-de-Sac Location
- Impressive Open-Plan Lounge & Kitchen Area
- Low Maintenance Rear Garden
- Viewings Welcome

2 Chambers Drive, Apse Heath, PO36 0LR

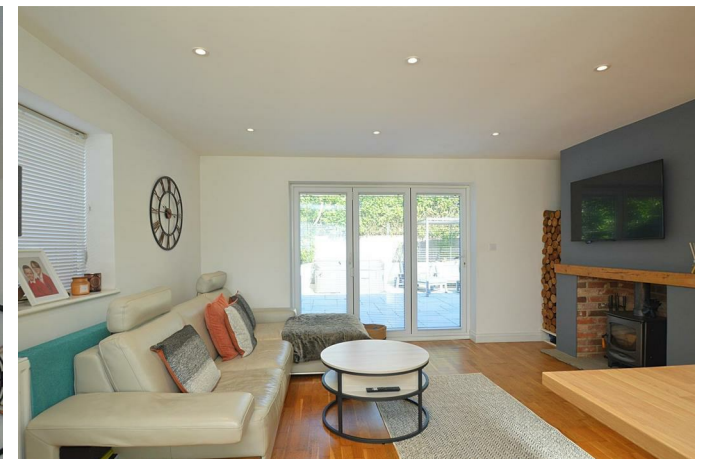
£325,000



This superb detached bungalow has been extensively renovated by the current owners and is located in a quiet cul-de-sac in the popular semi-rural hamlet of Apse Heath. The local supermarket is only a few minutes away by car and there are miles of beautiful countryside on the doorstep ready to be explored! The nearby towns of Sandown and Shanklin provide offer a wide range of amenities, including schools, train stations with mainland transport links, and access to the seafront.

The immaculately presented accommodation comprises a large entrance hall opening to the open-plan lounge with a wood burner and direct access to the garden, and the modern fitted kitchen. The inner hall provides access to the 3 bedrooms, and impressive family bathroom with a bath and separate walk-in shower. Additionally, the property benefits from ample driveway parking, a garage, and a low maintenance rear garden with a good degree of privacy.

The popular semi-rural location, beautifully presented accommodation, ample driveway parking, and useful garage makes this an ideal property for anyone looking for a turn-key home with minimal maintenance, in one of the Island's most sought after countryside settings. A viewing is an absolute must to fully appreciate everything this truly stunning home has to offer!





## Accommodation

### Entrance Hall

### Lounge

15'10 x 11'10 (4.83m x 3.61m)

### Kitchen

9'1 x 8'1 (2.77m x 2.46m )

### Inner Hallway

### Bedroom 1

11'7 max x 11'2 (3.53m max x 3.40m)

### Bedroom 2

11'1 x 7'10 (3.38m x 2.39m)

### Bedroom 3

9'4 x 8'5 (2.84m x 2.57m)

### Bathroom

10'9 max x 7'7 max (3.28m max x 2.31m max)

### Outside

To the front and side of the property there is a driveway providing ample off road parking. Gated side access leads to the enclosed rear garden, which has been paved for ease of maintenance and enjoys a good degree of privacy and seclusion.

### Garage

15'6 x 12'8 (4.72m x 3.86m)

The garage has an up and over door, power/lighting, and double glazed bi-fold doors leading to the rear garden.



Services

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

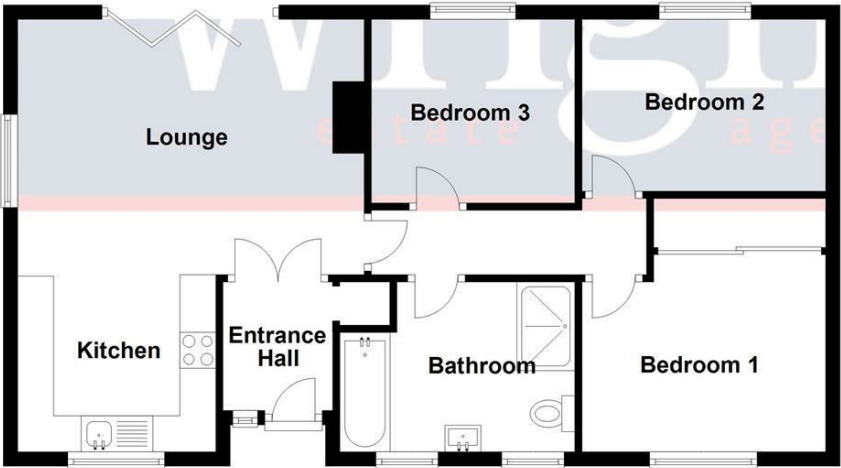
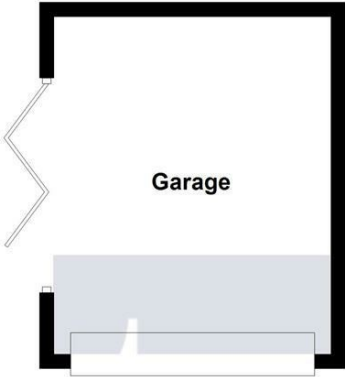
Council Tax


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.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF  
Phone: 01983 866822  
Email: shanklin@wright-iw.co.uk

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