



- Detached Bungalow
- Driveway & Garage
- Close to Local Amenities

- MODERNISATION REQUIRED
- Enclosed Rear Garden
- Ideal DIY Project

- 2 Bedrooms
- CHAIN FREE
- Viewings Welcome

6 Lamorbey Road, Lake, PO36 9NQ

£240,000

This detached 1960's style bungalow is located in a popular residential area, within easy walking distance of a local convenience store, and only minutes from several supermarkets, the Cliff Path with direct access to the seafront, and bus stops providing a regular service between Shanklin and Sandown.

The well-proportioned accommodation is in need of modernisation and comprises 2 double bedrooms, lounge/diner, separate kitchen, and bathroom. Additionally, the bungalow benefits from driveway parking, a garage, and gardens to the front and rear.

The convenient location and scope to put your own stamp on the home makes this an ideal property for anyone looking for a DIY project in one the Island's most popular coastal areas. A viewing is recommended to fully appreciate everything this CHAIN FREE bungalow has to offer!



Accommodation

Porch

Entrance Hall

Lounge/Dining Room

19'3 max x 13'3 max (5.87m max x 4.04m max)

Kitchen

14' x 6'10 (4.27m x 2.08m)

Bedroom 1

15'8 x 10' (4.78m x 3.05m)

Bedroom 2

10'3 x 8'9 (3.12m x 2.67m)

Bathroom

Conservatory

21'2 x 8'9 (6.45m x 2.67m)

Lean-to

17'1 x 5'11 (5.21m x 1.80m)

Garage

15'5 x 9' (4.70m x 2.74m)

Outside

To the front of the property the driveway provides off road parking for 1 car and access to the garage. The rear garden is mainly laid to paving with a garden shed 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 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.

33 Regent Street, Shanklin, Isle of Wight, PO37 7AF

Phone: 01983 866822

Email: shanklin@wright-iw.co.uk

Viewing: Date Time