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wright  
estate agency



- Charming Semi-Detached Home
- Utility Room
- Beautifully Presented Home
- 3 Bedrooms
- Low Maintenance Garden
- Close to Local Amenities
- Open-Plan Kitchen/Diner & Separate Lounge
- Off Road Parking for 2 Cars
- Viewing Recommended!

2 Heath Road, Lake, PO36 8PG

**£289,950**

This beautifully presented semi-detached home is conveniently located within easy walking distance of Lake train station, the cliff path with miles of coastal walks to explore, and a variety of useful shops and other local amenities.

The well-proportioned accommodation comprises an open-plan kitchen/dining room, with a separate lounge, utility room, and the bathroom on the ground floor, with 3 bedrooms and a W.C on the first floor. Additionally, the property benefits from an enclosed garden, and off road parking for 2 cars.

The very convenient location, off road parking and family-friendly accommodation makes this an ideal home for anyone looking to enjoy Island life in one of its most popular coastal towns. A viewing is recommended to fully appreciate everything this superb semi-detached home has to offer!



# Accommodation

## Entrance Lobby

### Lounge

13'1 x 11'6 (3.99m x 3.51m)

### Kitchen/Dining Room

20'10 x 12'3 (6.35m x 3.73m)

## Rear Lobby

### Bathroom

8'8 x 6'2 (2.64m x 1.88m)

### Utility

5'9 x 3'8 (1.75m x 1.12m)

## First Floor Landing

### Bedroom 1

13'1 x 11'6 (3.99m x 3.51m)

### Bedroom 2

9'11 x 9'10 (3.02m x 3.00m)

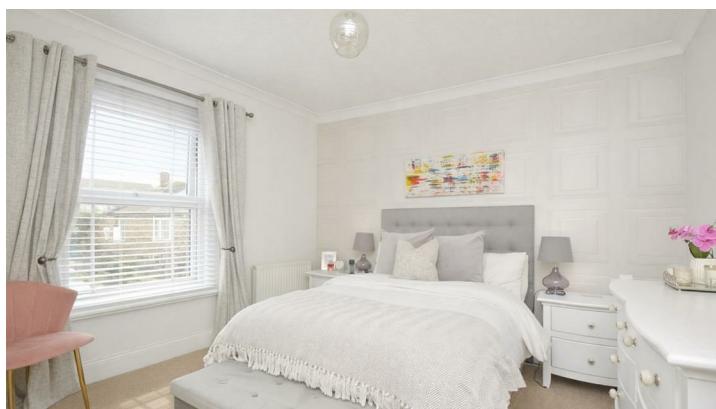
### Bedroom 3

10'6 max x 9'9 max (3.20m max x 2.97m max)

## Cloakroom

## Outside

To the front of the property the driveway provides parking for 2 cars. Gated access leads to low maintenance garden with a shed.



## Services

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

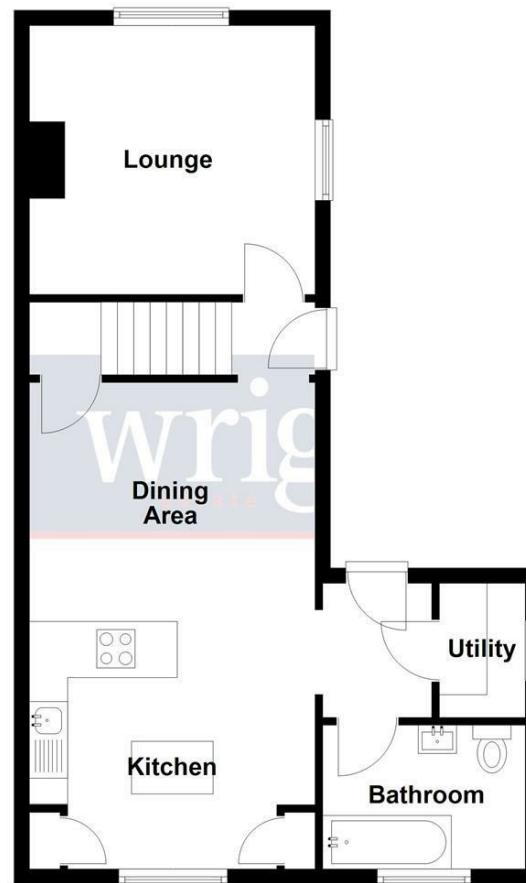
## Council Tax

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

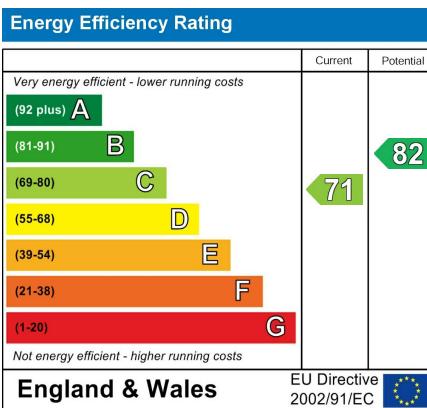
## Agents Notes

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.

## Ground Floor



## First Floor



**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 .....