



10 Gurnard Pines, Cockleton Lane, Gurnard
£58,000

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Megan Baker
Estate Agents

This well positioned semi detached bungalow is set at the top of the site with some super views of the Solent and countryside from the cul-de-sac. Warmed by gas central heating and with UPVC double glazing, the property has two double bedrooms, bright and spacious living room with fitted kitchen and a modern shower room. There is a sunny patio area to the front and plenty of parking available on the quiet road.

Offered Chain Free. Leasehold - Lease length 99 years from 1/10/2000. Council tax Band - A. EPC - D-57. Current annual charges = Ground rent £2181.82 Service Charge £1040.04. STRICTLY NO DOGS ON SITE - OTHER THAN REGISTERED ASSISTANCE DOGS

UPVC double glazed front door into:

Living Room:

16'4" max x 13'8" max (4.98m max x 4.19m max)

In cream decor with oak style flooring, a bright room which accomodates the seating; dining and kitchen areas, with large front window. The kitchen area is set to one corner with wall mounted gas fired boiler; cooker and space for fridge/freezer. Door to:

Inner Lobby:

With doors to:

Bedroom One:

10'9" x 7'10" (3.29m x 2.40m)

In blue decor; oak style flooring and rear window.

Bedroom Two:

8'0" x 7'10" (2.44m x 2.39m)

Again, in blue decor with oak style flooring. Fitted, wall mounted storage boxes and window to rear.

Shower Room:

5'9" max x 5'0" max (1.77m max x 1.53m max)

Fully tiled and fitted with a suite of shower enclosure; smart corner wash hand basin and WC. Opaque double glazed side window.

Outside:

The home sits within large communal site green areas and has its own sunny patio area to the front. The rear patio area is ideal for storage boxes.

Site Facilities:

The site has a gymnasium and studio for

classes which requires a separate membership and there is a very handy on site shop as well as a lovely cafe.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical

viewing wherever possible before a commitment to purchase is made.

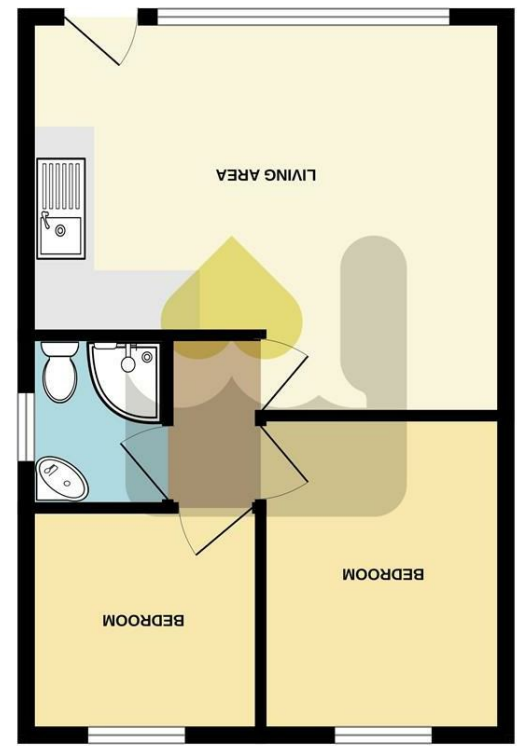
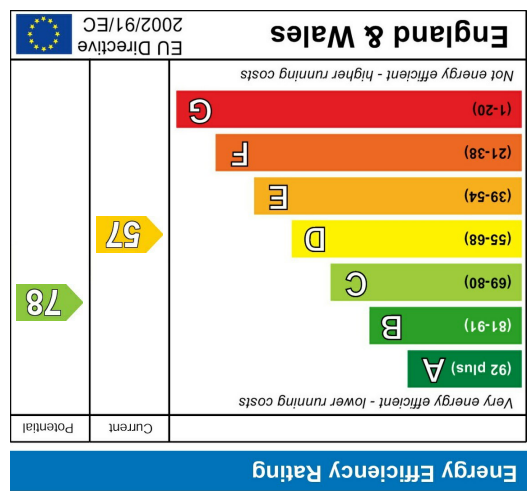


Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
Megan Baker Estate Agents
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Arrange a viewing
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GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.