



- Semi-Detached Bungalow
- Courtyard Garden
- Configured for Separate Annexe

- 2 Double Bedrooms
- Driveway Parking & Separate Garage
- CHAIN FREE

- 2 Bathrooms
- Quiet Cul-De-Sac Location
- Viewing Recommended!

11 Sandham Gardens, Lake, Isle of Wight, PO36 9QQ

Fixed Asking Price £250,000

This flexible semi-detached bungalow is tucked away at the end of a quiet cul-de-sac, forming part of the popular Merrie Gardens estate. Local supermarkets, bus stops with a regular service between Shanklin and Sandown and a popular pub/restaurant are all within easy walking distance.

The accommodation comprises a lounge, kitchen, bathroom and double bedroom, with an additional bedroom/lounge, bathroom and kitchen (or utility room) providing potential separate annexe accommodation. Additionally, the property benefits from a driveway providing off road parking, an enclosed courtyard garden and a garage for extra parking or storage.

The very convenient location and versatile accommodation makes this an ideal home for anyone looking to enjoy a quieter pace of life in one of the Island's most popular coastal areas, with the added bonus of separate annexe accommodation, if required. The bungalow is for sale CHAIN FREE and a viewing is recommended to fully appreciate everything this truly unique home has to offer!



Accommodation

Entrance Lobby

Inner Hallway

Lounge

14'11 x 11'5 (4.55m x 3.48m)

Kitchen

11'11 x 7'2 (3.63m x 2.18m)

Bedroom 1

13'2 including wardrobes x 10'10 (4.01m including wardrobes x 3.30m)

Bathroom

7'8 x 5'3 (2.34m x 1.60m)

Utility/Annexe Kitchen

7'11 x 5'11 (2.41m x 1.80m)

Bedroom 2/Annexe Living Area & Bedroom

19'6 max x 16'2 into recess (5.94m max x 4.93m into recess)

En Suite/Annexe Bathroom

5'6 x 5'5 (1.68m x 1.65m)

Outside

To the front of the property there is a variety of established shrubs and bushes. The driveway provides off road parking for 2 cars. The garage with an up and over door is located adjacent to the bungalow. The enclosed rear garden is laid to paving for ease of maintenance.



Services

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

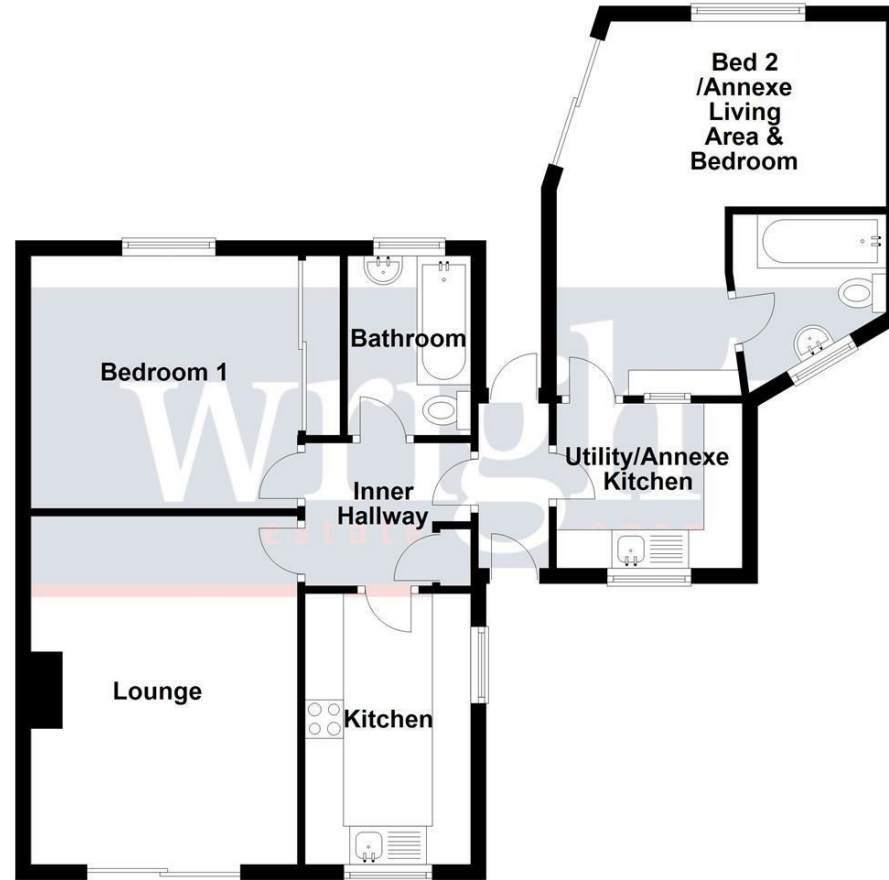
Council Tax


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




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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 Tomblasons 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