shanklin@wright-iw.co.uk

wright
estate agency



- Semi-Detached Bungalow
- Enclosed Rear Garden
- CHAIN FREE
- 2 Double Bedrooms
- Quiet Cul-de-Sac Location
- Some Modernisation Required
- Driveway & Garage
- Close to Local Amenities
- Viewings Welcome

7 Berry Hill, Lake, PO36 9JB

£220,000

This semi-detached bungalow is located in a quiet cul-de-sac, close to shops and other useful amenities. The local train station with mainland ferry connections and the cliff path with direct access to the beach are both within easy walking distance.

The well-proportioned accommodation is in need of some modernisation and comprises a lounge, kitchen, separate dining room, 2 double bedrooms and a bathroom. Additionally, the property benefits from driveway parking, a garage, and an enclosed rear garden.

The convenient location, well-proportioned accommodation, and scope to put your own stamp on the bungalow makes this the ideal home for anyone wanting to enjoy Island life in one of its most popular coastal areas. A viewing is recommended to fully appreciate everything this fantastic CHAIN FREE home has to offer!







Accommodation

Porch

Entrance Hall

Lounge
15'11 x 10'10 (4.85m x 3.30m)

Dining Room
10'10 x 8'6 (3.30m x 2.59m)

Kitchen
10'10 x 8'10 (3.30m x 2.69m)

Bedroom 1
11'11 x 10'4 (3.63m x 3.15m)

Bedroom 2
10'9 x 9'11 (3.28m x 3.02m)

Bathroom
9'10 max x 5'5 max (3.00m max x 1.65m max)

Conservatory
12'6 x 7'8 (3.81m x 2.34m)

Outside
To the front of the property the garden is laid mainly to lawn. The driveway provides off road parking and access to the garage (16'10 x 8') with an up and over door. The enclosed rear garden is mainly hard landscaped for ease of maintenance with raised beds and a garden shed.



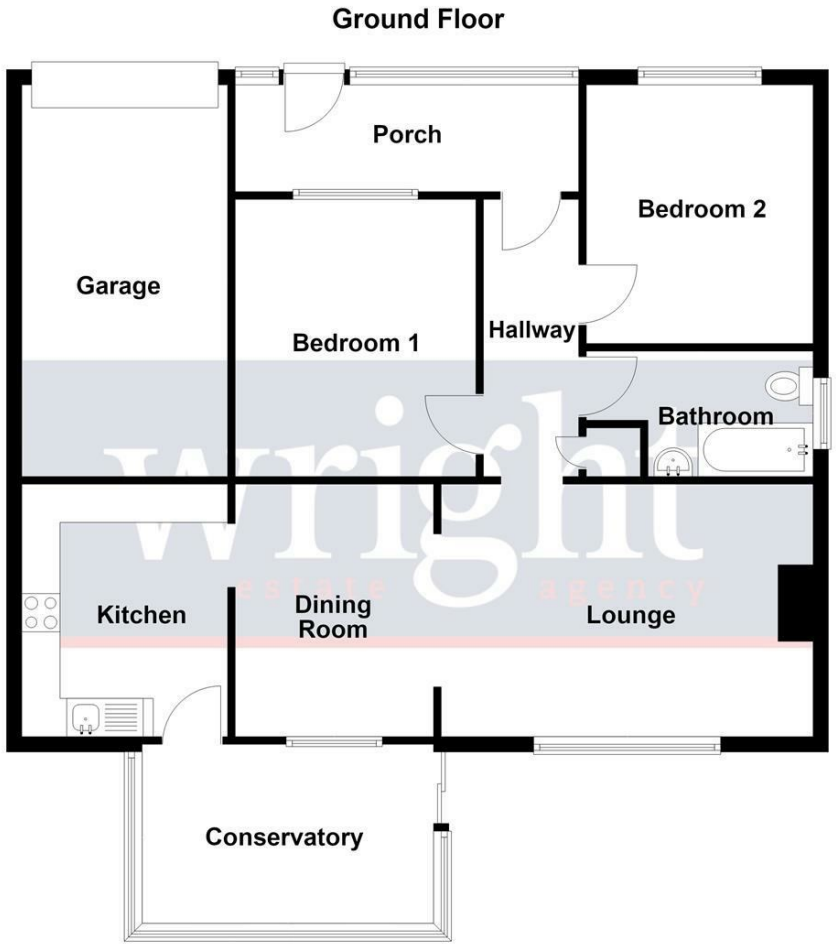


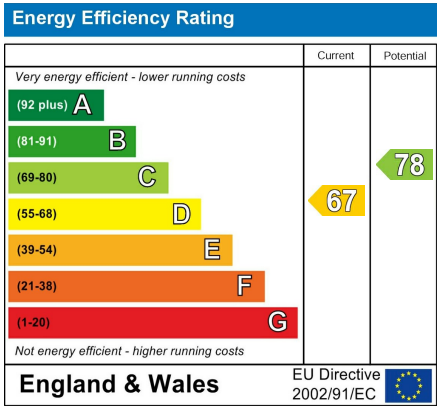


Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.





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 Tombleson's 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 .....