shanklin@wright-iw.co.uk

wright estate agency



- Charming Detached Bungalow
- Recently Rewired & Newly Decorated Throughout
- Quiet Tucked Away Location
- 2 Double Bedrooms
- Driveway & Detached Garage
- Close to Local Amenities
- Newly Fitted Kitchen
- Good-Sized Rear Garden with Storage
- Viewings Welcome

9 Porter Avenue, Lake, PO36 9NA

£285,000

This detached bungalow is located in a popular and quiet residential area of Lake, within easy walking distance of a convenience store/sub-post office, local supermarkets, the cliff path with access to the beach, and bus stops providing a regular service to both Shanklin and Sandown town centres.

The recently updated accommodation comprises 2 double bedrooms, a large lounge/dining room (which overlooks the delightful rear garden), newly fitted kitchen, and a bathroom. Additionally, the bungalow benefits from driveway parking, a garage with an electric door, and good-sized gardens to the front and rear.

The convenient location and comfortable 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 towns. A viewing is recommended to fully appreciate everything this fantastic detached bungalow has to offer!







Accommodation

Porch

Entrance Hall

Lounge/Dining Room
18'5 max x 13'5 max (5.61m max x 4.09m max)

Kitchen
11'7 x 6'11 (3.53m x 2.11m)

Bedroom 1
13'11 x 9'10 (4.24m x 3.00m)

Bedroom 2
10'5 x 8'11 (3.18m x 2.72m)

Bathroom
6'4 x 6'1 (1.93m x 1.85m)

Outside
There are delightful gardens to the front and rear of the property. The rear garden has a patio area, storage and a detached garage (13'9 x 8'2) with an electric roller door.





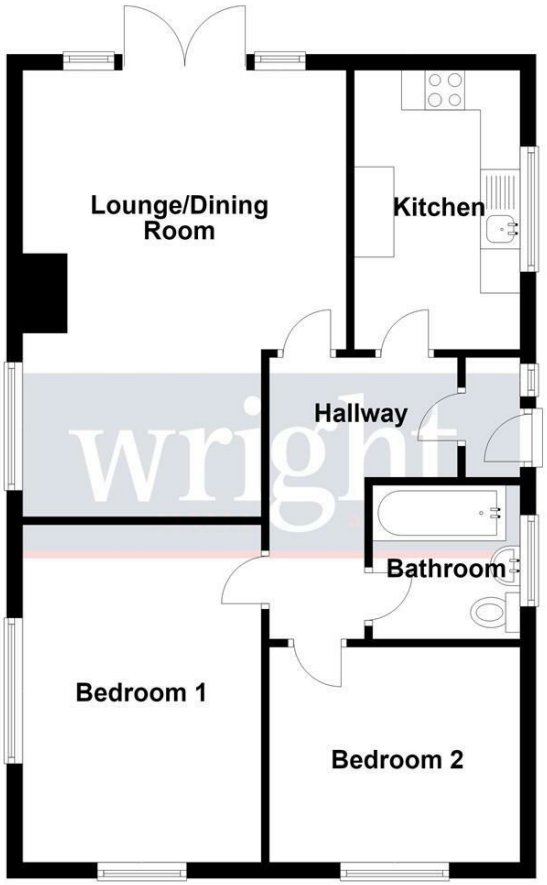


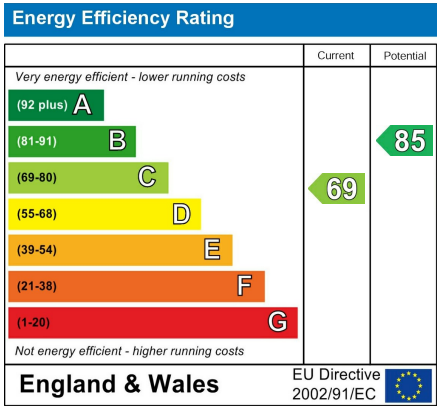
Services
Unconfirmed: gas, electric, telephone, mains water and drainage.

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.

Ground 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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The Property Ombudsman

Viewing: Date ..... Time .....