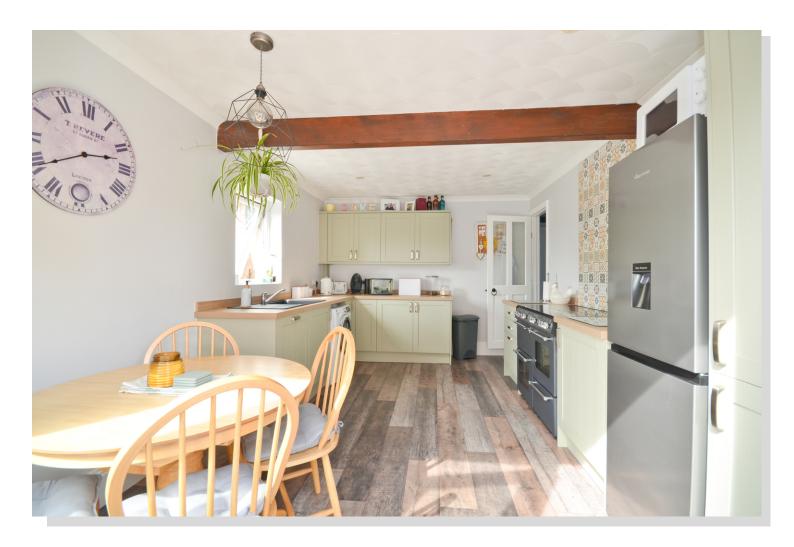


# Offers over £305,000 Freehold

## Lake, Sandown, Isle of Wight



- 3 Double bedrooms
- 2 Reception rooms
- Kitchen/diner
- Off road parking
- Walking distance to Sandown beach





#### About the property

Set in a highly sought after location, this fantastic home lies within the Sandown Bay area and within a short distance of both the town centre and the golden sandy beaches.

Within a short stroll, you can be wandering the coastal path to Shanklin Chine, whilst in the other direction will have you strolling along the Culver Parade. With all you everyday amenities nearby, Tesco express, One leisure centre and local schools all within walking distance this really Is the ideal location.

Internally, there's space aplenty with two spacious reception rooms and a bright, airy modern kitchen/diner which flows out to the garden area.

The first floor comprises of three double bedrooms, meaning there's no fighting over who gets the largest room! and there's a family bathroom.

Arriving at the home, your met with off road parking and a maintenance free front and rear garden space.

Council Tax Band C

## **Useful Information**

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk www.landregistry.gov.uk www.gov.uk/green-deal-energy-saving-measures www.homeoffice .gov.uk www.ukradon.org www.fensa.org.uk www.nesltd.co.uk http://list.english-heritage.org.uk

#### **CONTACT US**

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#### Accommodation

**GROUND FLOOR** 

**Entrance Hall** 

Lounge 16'2 x 11'9 into bay

Dining room 12'0 x 12'0

Kitchen/breakfast room 14'8 x 10'4

FIRST FLOOR

Landing

Bedroom 1 16'2 x 11'9 into bay

Bedroom 2 12'0 x 12'0

Bedroom 3 11'4 x 10'3

Bathroom

**OUTSIDE** 

Off Road Parking

Walled Maintenance Free Front Garden

Side Access

Maintenance Free Rear Garden

## **Book a Viewing**

There is no substitute to seeing the real thing!

To arrange a viewing contact one o f our team on

01983 525710

### triggiow.co.uk

