



**Janpri,  
96 Newport Road,  
Lake, Isle of Wight,  
PO36 9LR**

**£225,000**



A well built detached bungalow that was constructed by a local builder of high repute in the late 1950's and has been within the same family since construction. As the photographs show, some upgrading/modernisation is required, but the fact remains that this is a sturdy and well kept property that has been looked after over the years. Although retired couples spring to mind as the most likely purchasers, **FAMILIES** should not overlook the 'project' potential this bungalow has to offer including 3 bedrooms, a **LARGE** South facing rear garden, a garage and plenty of further parking potential. Gas central heating and double glazing is already provided. Conveniently situated within easy walking distance of the village centre which provides local retail outlets, and a slightly further walk gets you to Lake railway halt with regular train services and then the popular Shanklin-Sandown cliff walk providing superb sea views across the bay.

**3 Bedrooms**

**CHAIN FREE**

**Double Glazing**

**Good Size Gardens**

**Lounge (18'6" x 13'2")**

**Gas Central Heating**

**Family Accommodation**

**Garage & Parking**



## ACCOMMODATION

### Entrance Porch

Enclosed and accessed via UPVC double glazed door. Glazed door to:

### Entrance Hallway

Radiator, built-in cupboard, airing cupboard with pre-insulated tank, access to loft.

### Bedroom 1 11' 4" x 11' 2" (3.45m x 3.40m)

Radiator, double glazed window to front.

### Bedroom 2 11' 2" x 9' 3" (3.40m x 2.82m)

Radiator, double glazed window to front.

### Bedroom 3 11' 2" x 8' 4" (3.40m x 2.54m)

Radiator, double glazed window to side, fitted wardrobe.

### Bathroom

With original bathroom suite comprising panelled bath, mains shower over, folding screen, wash basin, low flush wc, tiled walls, double glazed window to side.

### Lounge 18' 6" x 13' 2" (5.63m x 4.01m)

A large sunny room with a Southerly aspect overlooking the garden and with potential for the addition of a conservatory. Tiled fireplace and hearth with fitted gas fire, radiator, double glazed windows to rear and side.

### Kitchen 13' 0" x 9' 0" (3.96m x 2.74m)

With matching kitchen units comprising single drainer inset stainless steel sink unit, worktops with cupboards and drawers under, wall cupboard, space for cooker with gas point, walk in larder with side window, double glazed window to rear, radiator, 'Potterton' gas central heating boiler, door to:

### Utility Porch

Space and plumbing for washing machine, double glazed window to side, UPVC double glazed door to front.

### Outside

Front garden comprises lawn, flower and shrubs borders with established heathers. Side garden to left hand side of property leading to LARGE rear garden enjoying a Southerly Aspect and comprising lawns, flower and shrub borders, patio area, established plants and outside water tap. Garden SHED.

### Detached Garage

With up/over door.

### Parking

Off road Parking with space for car in front of garage (accessed at rear of the property via an unadopted lane off Lamorbey Road just before the convenience store). NB; Given the size of the rear garden, part of this could be designated to adding further parking without impacting on the size too much.

### Services

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

### Council Tax

Band D - 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	