

## Lake, Isle of Wight



- **Ground Floor**
- **Allocated Parking**
- **1 Bedroom**
- **Modern Throughout**
- **Chain Free**



## About the property

Ideal for first-time buyers, downsizers, or investors, this well-presented ground floor home offers comfort, convenience, and an excellent location close to the seaside town of Sandown.

Positioned within easy reach of regular train and bus links, getting around the Island is simple, while nearby shops, cafés, and restaurants provide everything you need close to hand. For those who enjoy an active lifestyle, a local sports and leisure centre with gym, swimming pool, and fitness classes is just moments away.

The property benefits from parking directly outside and its own private entrance, offering added privacy and practicality. Internally, the home is presented in very good condition throughout, with modern décor, a stylish shower room, and a contemporary fitted kitchen. The accommodation also includes a comfortable lounge and a generous double bedroom.

Offered chain free, this is a superb opportunity for anyone looking for a ready-to-move-into home or an excellent addition to a rental portfolio.

Local Authority - Isle of Wight Council  
Council Tax Band - A  
Tenure - Share of Freehold

## Accommodation

### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 13' 10" x 10'

Kitchen 8' 3" x 7'

Bedroom 10' x 10'

Bathroom

### OUTSIDE

Allocated Parking

Communal Garden

## 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](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

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## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggiov.co.uk](http://triggiov.co.uk)**

| Energy Efficiency Rating                           |    | Current | Potential |
|--|----|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |    |         |           |
| (92 plus) <b>A</b>                                 |    |         |           |
| (81-91) <b>B</b>                                   |    |         |           |
| (69-80) <b>C</b>                                   |    |         | 73        |
| (55-68) <b>D</b>                                   | 63 |         |           |
| (39-54) <b>E</b>                                   |    |         |           |
| (21-38) <b>F</b>                                   |    |         |           |
| (1-20) <b>G</b>                                    |    |         |           |
| <i>Not energy efficient - higher running costs</i> |    |         |           |