

Roseway Sandown, PO36 9EP

£399,950



CHAIN FREE!! Is this 3 bedroom detached chalet bungalow located in Sandown. Within reach of local schools, shops & bus routes. Downstairs consists of two light & airy double bedrooms, shower room, utility store, kitchen & lounge/dining area. Upstairs consists of one bedroom & En-suite bathroom. Outside consists of a good sized garden & patio area. Other benefits of the property includes a garage, driveway for three vehicles, gas central heating & double glazing. This property is a must see!!

CHAIN FREE!!

3 BEDROOMS

GARAGE

DETACHED CHALET BUNGALOW

DRIVEWAY

DOUBLE GLAZING & GAS CENTRAL HEATING

# ROOMS

## Porch

### Entrance Hall

Stairs leading to master bedroom. Wooden flooring.

### Shower room

Tiled flooring. Walk-in shower, sink & WC. Double glazed frosted window to side aspect.

### Utility room

Tiled flooring. Plumbing for washing machine. Radiator.

### Kitchen 11' 7" x 7' 5" (3.53m x 2.26m)

Tiled flooring. Modern-fitted kitchen with base wall units. Gas hob with electric oven and grill. Room for white goods & sink drainer. Double glazed window to side aspect.

### Lounge/Diner 22' 0" x 12' 10" (6.71m x 3.91m)

Wooden flooring. Log burner. Double glazed windows to both side aspects & rear aspect. Two radiators. Door to garden.

### Bedroom 3 10' 9" x 6' 11" (3.28m x 2.11m)

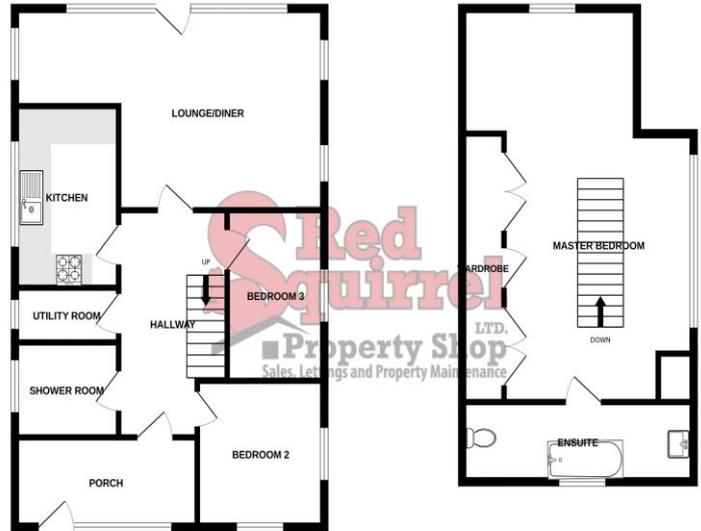
Carpet flooring. Double glazed window to side aspect. Radiator.

### Bedroom 2 12' 6" x 10' 5" (3.81m x 3.17m)

Carpet flooring. Double glazed windows to side & front aspect. Radiator.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their operability or efficiency can be given. Made with Metrepro 1/2014



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

