

Price Guide £285,000  
THE WORKSHOP, MANNA ROAD, BEMBRIDGE, PO35 5UX





## **WITHIN TRANQUIL SETTING A LEVEL WALK TO VILLAGE!**

Having been owned by the same family for many years, this surprisingly spacious and well designed **DETACHED BUNGALOW** now requires some modernisation and offers a great opportunity for a new owner to 'put their own stamp on'. The sizeable hall leads to all rooms including a very well proportioned L-shaped dual aspect sitting/dining room, separate kitchen/breakfast room, 2 **DOUBLE BEDROOMS** plus a shower room. Benefits include gas central heating, double glazing and an enclosed **REAR GARDEN**. Added bonuses include a deep **DRIVEWAY** - with ample car/boat parking space - plus an **INTEGRAL GARAGE**. Manna Road is a tranquil road within a level walking distance of the village amenities, with its great choice of shops, hairdressers, chemist, bars and eateries - as well as close to the lovely beaches for which Bembridge is so well known. Offered as **CHAIN FREE** and highly recommended.

### **ACCOMMODATION:**

Entrance door to lobby area. Doors to Hallway and Integral Garage.

### **HALLWAY:**

Well proportioned hall with built in storage cupboards. Radiator. Doors to all rooms.

### **SITTING/DINING ROOM:**

A large 'L' shaped, bright dual aspect room which provides ample space for a dining area and separate, most comfortable seating area. Double glazed windows to the front and side. Radiators x 3. Fitted 'dresser' incorporating television unit.

### **KITCHEN/BREAKFAST ROOM:**

Well proportioned kitchen/breakfast room comprising extensive range of fitted cupboard and drawer units with tiled work surfaces over incorporating inset sink unit. Integral gas hob with oven under. Space for fridge. Ample room for breakfast table/chairs. Radiator. Double glazed window and door to outside.

### **BEDROOM 1:**

Large carpeted double bedroom with double glazed window over-looking garden. Radiator. Good range of built-in cupboards/wardrobes. Fitted bedside units/dressing table.

### **BEDROOM 2:**

Another carpeted double bedroom with double glazed window to rear. Radiator. Access to loft space.

### **SHOWER ROOM:**

Suite comprising large 'walk in' shower cubicle with 'Triton' unit; wash basin inset within vanity unit; w.c. Hand rails. Wall mounted cabinet. Full tiling to walls. Non-slip flooring. Radiator. Obscured window to side.

### **OUTSIDE:**

A well proportioned rear garden bordered by fencing. Patio and lawned areas. Side access to front. The front garden is mainly laid to lawn.

Driveway providing off-street parking and leading to garage.

### **GARAGE:**

Integral garage with up-and-over door, power and light. Plumbing for washing machine. Clothes pulley. Wall mounted Worcester boiler. Window and glazed door to rear garden. Further door to entrance porch.

### **TENURE:**

Freehold.

### **USEFUL PROPERTY FACTS:**

Construction: Brick build

Conservation Area: No

Council Tax Band: E

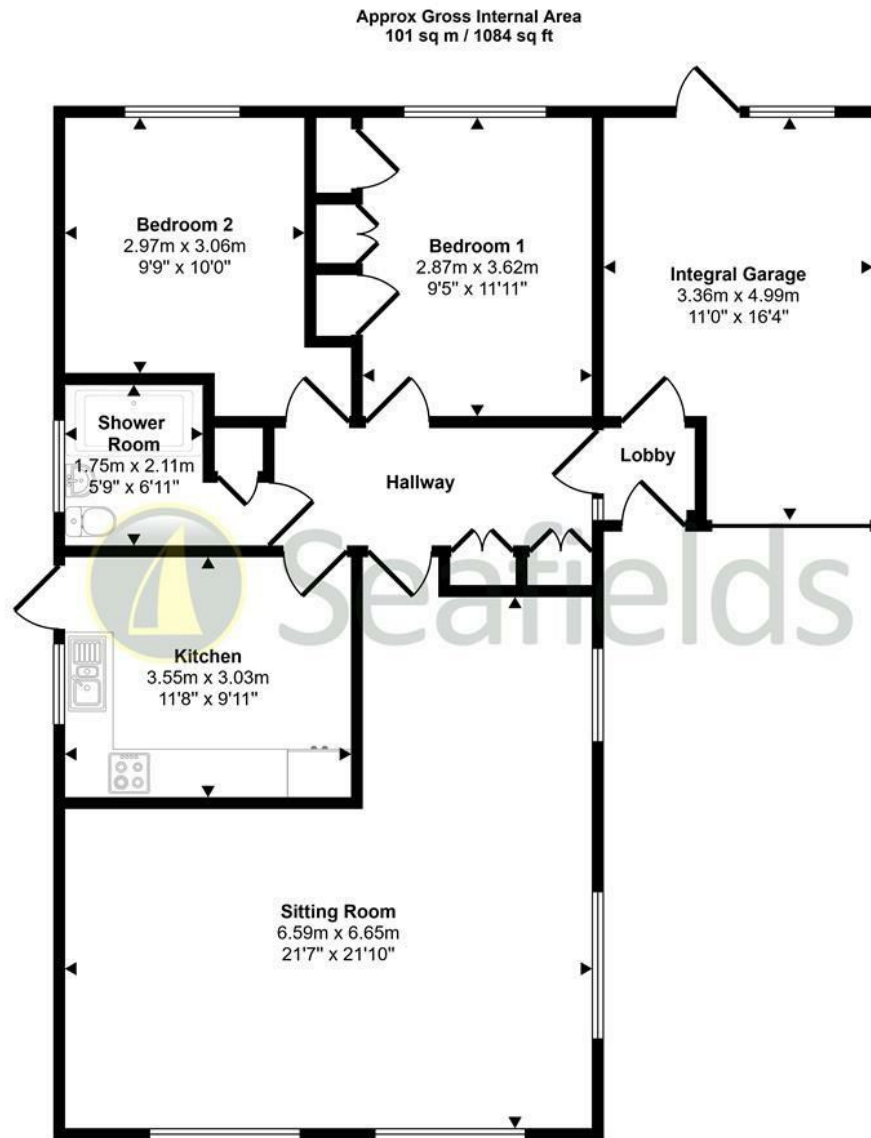
Flood Risk: Very Low

Energy Performance Rating: D (65)

Seller's Situation: No onward chain

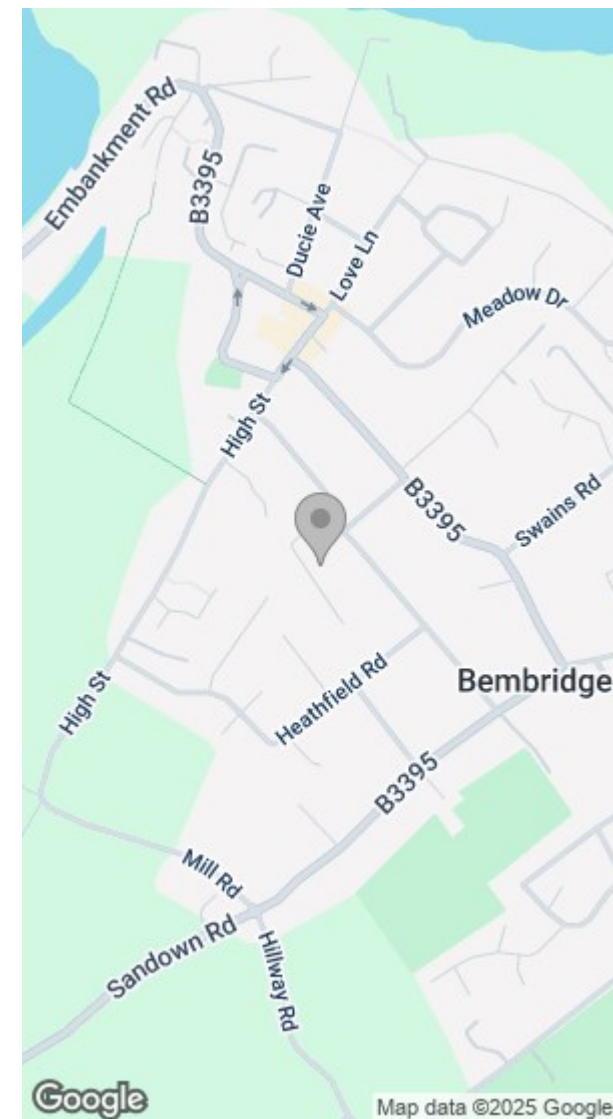
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	83		
	65		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



