



Preston Road | | Bembridge | PO35 5UN

**Offers In The Region Of £310,000**





Preston Road |  
Bembridge | PO35 5UN  
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Offered CHAIN FREE!! This beautifully presented two bedroom bungalow is located in the popular village of Bembridge, within walking distance to local schools, village and Bembridge's stunning beaches. This well cared for bungalow consists of a living room, kitchen, conservatory, two double bedrooms and a shower room. Outside offers a good-sized garden with a patio area and side access. Other benefits of the property includes a newly-fitted roof, driveway for multiple vehicles, gas central heating and double glazing throughout.

- CHAIN FREE
- DETACHED BUNGALOW
- CLOSE TO LOCAL SCHOOLS & SHOPS
- 2 DOUBLE BEDROOMS
- DRIVEWAY
- GAS CENTRAL HEATING & DOUBLE GLAZING

Entrance Hall

Living Room

9'4" x 15'10" (2.84 x 4.83 (2.85 x 4.82))

Kitchen

5'10" x 13'4" (1.78 x 4.06 (1.77 x 4.07))

Conservatory

9'9" x 7'6" (2.97 x 2.29)

Bedroom 1

12'0" x 10'0" (3.66 x 3.05)

Bedroom 2

10'10" x 11'10" (3.30 x 3.61)

Shower room



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band C  
EPC Rating D

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