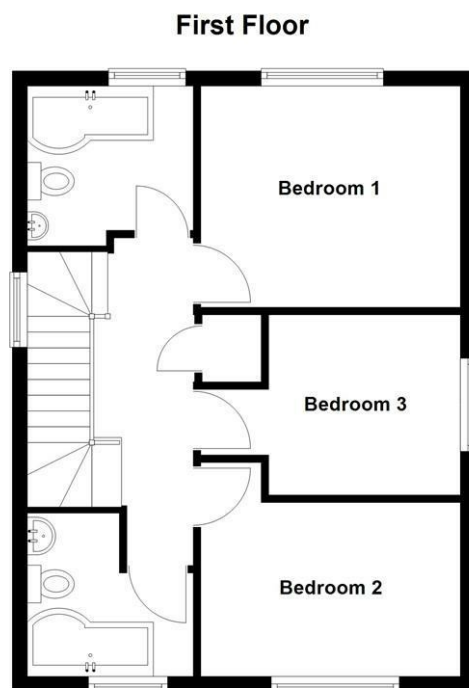
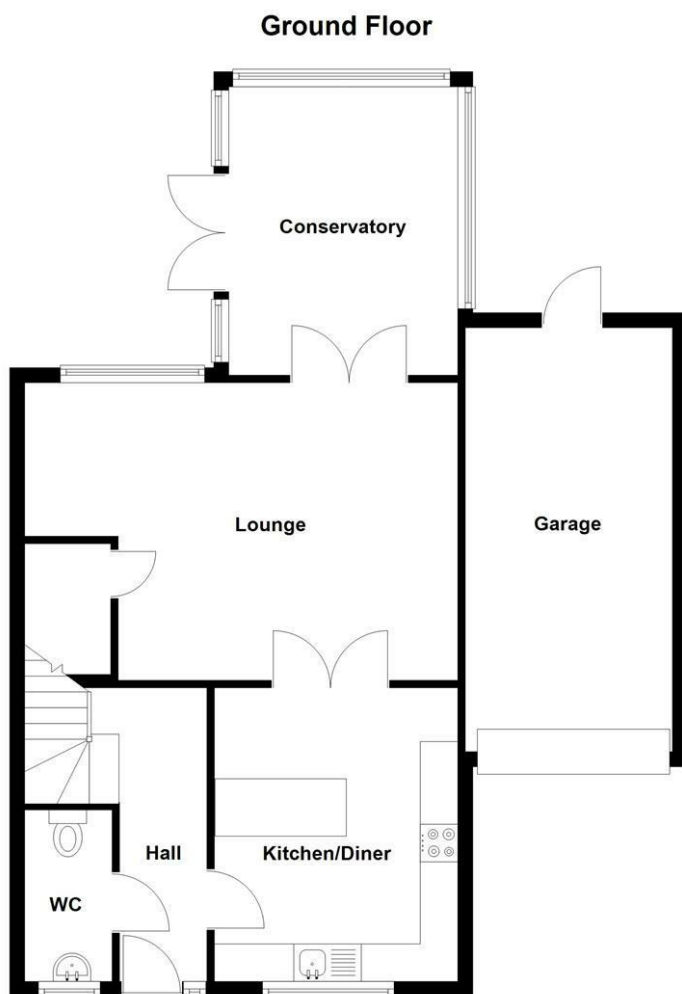




Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mortgage Advice

We recommend Arthur Wheeler Financial Services Ltd for all your mortgage and protection needs. Arthur Wheeler Financial Services Ltd will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. Arthur Wheeler Financial Services Ltd offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emily@arthurwheelerfs.co.uk

Arthur Wheeler Financial Services Ltd is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 46 Regent Street, Shanklin, Isle of Wight, PO37 7AA

Your home maybe repossessed if you do not keep up payments on your mortgage.

These particulars are issued on the strict understanding that all negotiations are conducted via Arthur Wheeler Estate Agents. Although they are believed to be correct, their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchasers. If there is anything of special importance, please contact the office and we will clarify this information.

LOVE WHERE YOU LIVE

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KING EDWARD CLOSE

SHANKLIN

PO37 7DW

£340,000



01983 868 333

www.arthur-wheeler.co.uk



- **SPACIOUS 3 BEDROOM DETACHED HOUSE** • **POPULAR CUL-DE-SAC LOCATION** • **POTENTIAL TO EXTEND INTO GARAGE** • **CONSERVATORY** • **KITCHEN/DINER** • **WELL PRESENTED**

An attractive three bedroom detached house situated in a popular cul-de-sac just off the main Town of Shanklin. Close by are main bus routes and a local store as well as popular Schools which are also close by. Shanklin, with its many amenities, is around 3/4 of mile as are the beautiful sandy beaches and esplanade walks. The property benefits from Lounge, modern fully fitted Kitchen/Diner, Conservatory, and separate WC on the ground floor and Bathroom, 3 Bedrooms with the master Bedroom with En-suite Bathroom on the first floor. Outside the property has a driveway providing parking for two vehicles leading to a Garage and a lovely enclosed Garden to the rear with lovely sunny aspect. The well designed accommodation benefits from gas fired central heating and is uPVC double glazed throughout. To really appreciate the size of the accommodation on offer we would recommend an internal viewing which comprises:-

ENTRANCE HALL

LOUNGE 18'8 reducing to 14'11 x 13' (5.69m reducing to 4.55m x 3.96m)

KITCHEN/DINER 12'10 x 10'8 (3.91m x 3.25m)

CONSERVATORY 12'8 x 9'2 (3.86m x 2.79m)

SEPARATE WC

FIRST FLOOR - Landing

BEDROOM 1 11'7 x 9'8 (3.53m x 2.95m)

EN-SUITE BATHROOM 7' max x 6'7 (2.13m max x 2.01m)

BEDROOM 2 11'7 x 7'11 (3.53m x 2.41m)

BEDROOM 3 11'7 reducing to 8'5 x 7'11 (3.53m reducing to 2.57m x 2.41m)

BATHROOM 7'1 reducing to 5'8 x 6'8 (2.16m reducing to 1.73m x 2.03m)

ATTIC

Subject to the necessary consents we feel this would make additional living space if required.

GARAGE 18'6 x 9'1 (5.64m x 2.77m)

The garage has been fitted out to look like a room with quality flooring and lighting. Subject to the necessary consents we feel this would make additional living space if required.

OUTSIDE

To the front of the property is a lawned area with mature planting. Driveway providing parking for two vehicles leading to the Garage. The rear garden is easily maintained and mainly laid to patio and artificial lawn.

TENURE - Freehold

COUNCIL TAX - Band C

SERVICES - All mains available



