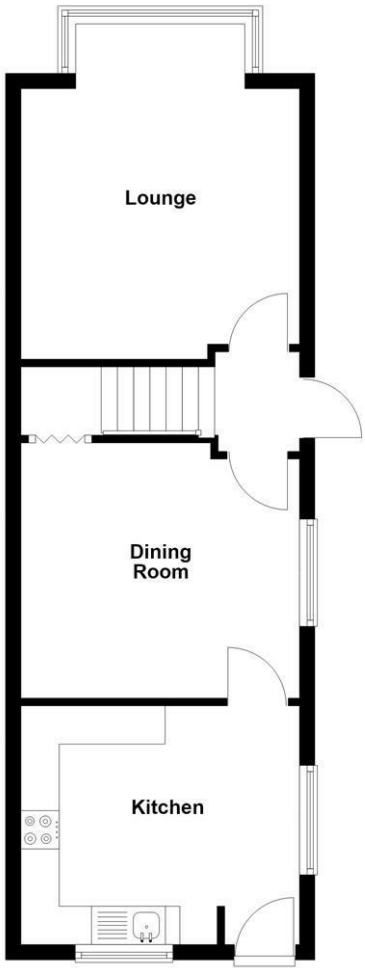
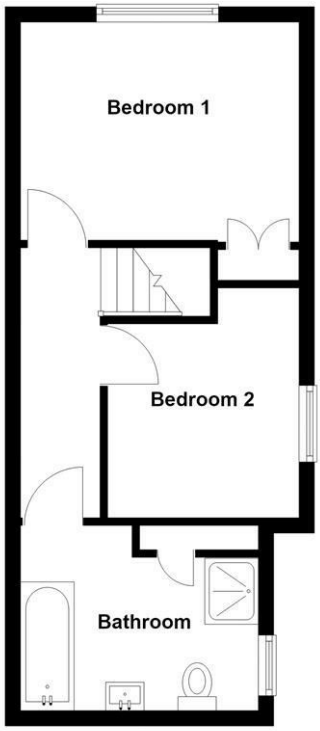
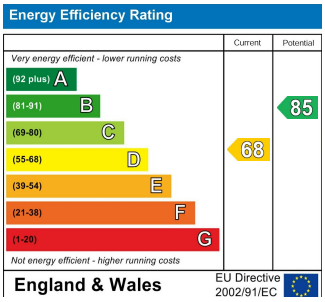
Ground Floor



First Floor



Floorplans are not to scale and for guidance only



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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ISLE OF WIGHT
PO37 7AA

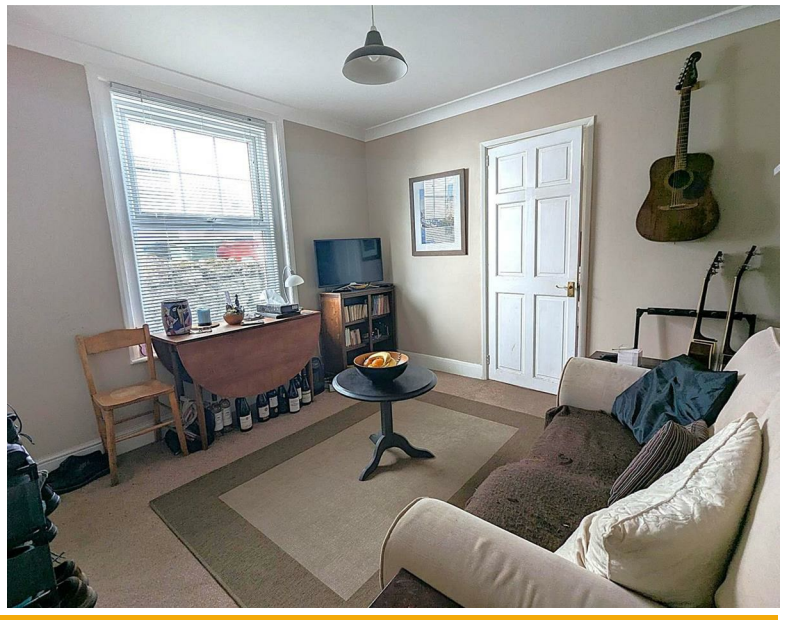
01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

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PADDOCK ROAD
SHANKLIN
PO37 6PD

£235,000







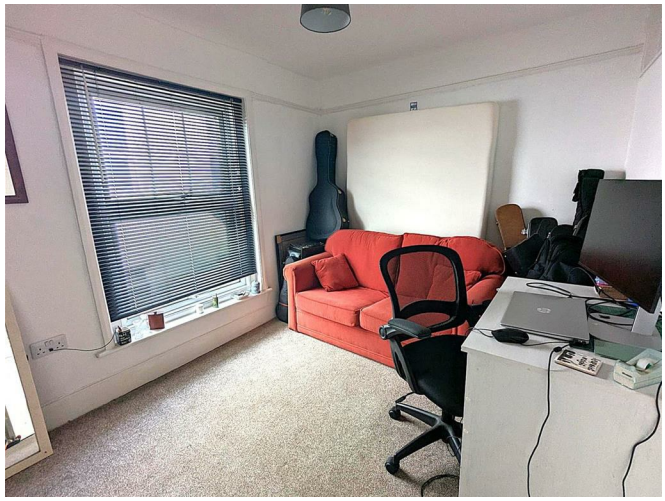
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• 2 BED COTTAGE • OFF ROAD PARKING • POPULAR OLD VILLAGE LOCATION • COURTYARD STYLE GARDEN • SPACIOUS BATHROOM • 2 RECEPTION ROOMS

Situated in one of the most sought after locations of Shanklin "Old Village" with its thatched pubs and tea rooms just a short walk away, this superb 2 Bedroom Semi-Detached House really must be seen. The property has mature courtyard style Garden to the rear and off road Parking for one vehicle to the front. Further benefits include 2 Bedrooms and 2 Reception rooms, Kitchen/Diner and lovely cosy Lounge. The property is warmed by gas central heating and has some uPVC Double Glazed windows. To really appreciate the property on offer we recommend an internal viewing which comprises.

ENTRANCE HALL

LOUNGE 13'6 into bay x 11'11 (4.11m into bay x 3.63m)



DINING ROOM 11'10 x 10'11 (3.61m x 3.33m)

KITCHEN/DINER 11'11 x 10'3 (3.63m x 3.12m)

FIRST FLOOR - Landing

BEDROOM 1 12' x 11' (3.66m x 3.35m)

BEDROOM 2 11' x 8'4 (3.35m x 2.54m)

BATHROOM 10'4 x 7'11 (3.15m x 2.41m)

OUTSIDE

To the front of the property is a driveway providing off road parking for one vehicle. The rear garden is a courtyard style garden with a variety of mature shrubs.



TENURE - Leasehold

Held on the balance of a 999 year lease with a peppercorn ground rent.

COUNCIL TAX BAND - B

SERVICES - All mains available

ARTHUR WHEELER
ESTATE AGENTS



