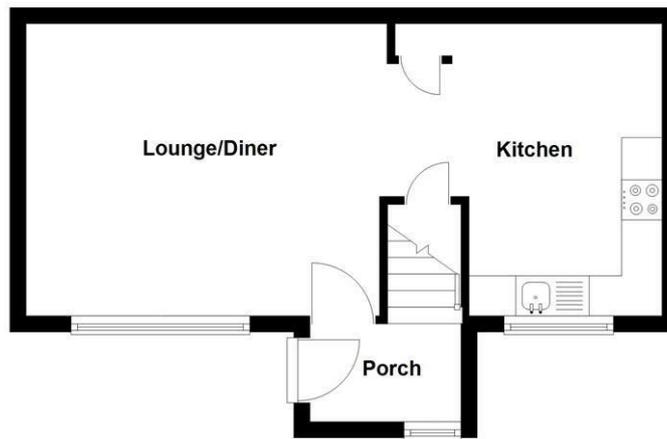
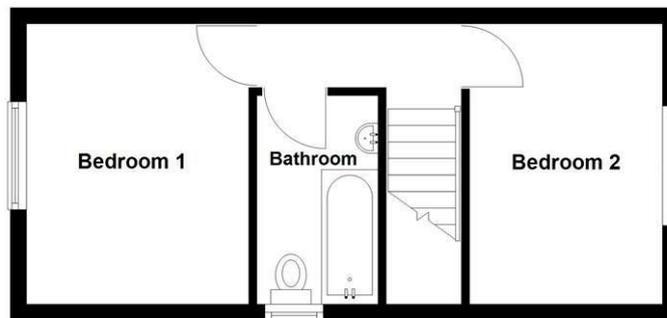


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (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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- CHAIN FREE • SEMI DETACHED HOUSE • TWO BEDROOMS • GAS CH • DOUBLE GLAZING • PARKING AND GARAGE • GARDEN • POPULAR RESIDENTIAL LOCATION

A semi detached house that is well located on a popular residential development, offering convenient access to the local supermarkets and the town centre, shops and amenities of Shanklin are approximately 1.25 miles distant.

The property benefits from gas fired central heating, replacement uPVC double glazed windows, parking, a Garage and a Garden. The house is offered with no onward chain and we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENTRANCE LOBBY/PORCH 4'0 x 6'8 (1.22m x 2.03m)

SITTING ROOM 15'7 x 12'0 (4.75m x 3.66m)

KITCHEN 12'0 x 7'10 (3.66m x 2.39m)

With Glow-worm gas fired boiler.

Stairs leading to

FIRST FLOOR

and Landing

BEDROOM ONE 12'0 x 9'10 (3.66m x 3.00m)

BEDROOM TWO 12'0 x 7'10 (3.66m x 2.39m)

BATHROOM

OUTSIDE

Shared driveway providing parking and a Garage (16'11 x 8'7 with up & over door), enclosed garden area.

TENURE

Freehold

SERVICES

All mains are available

COUNCIL TAX

Band C

