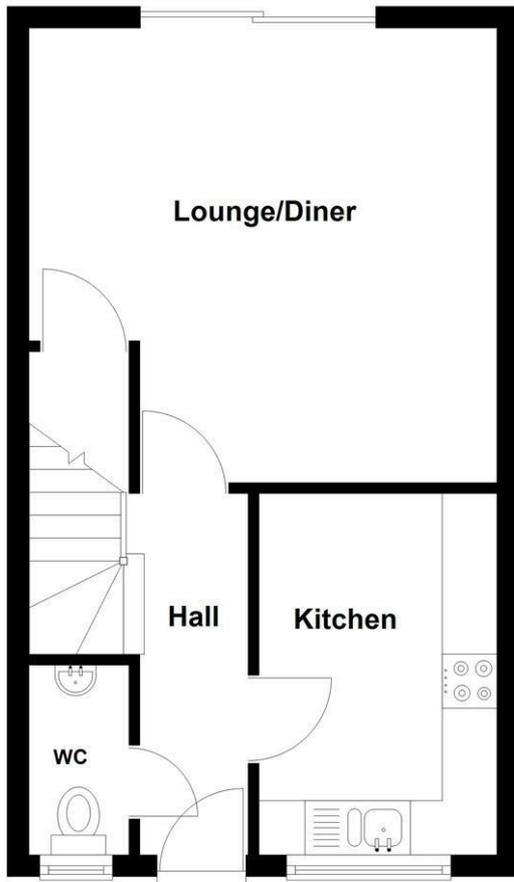
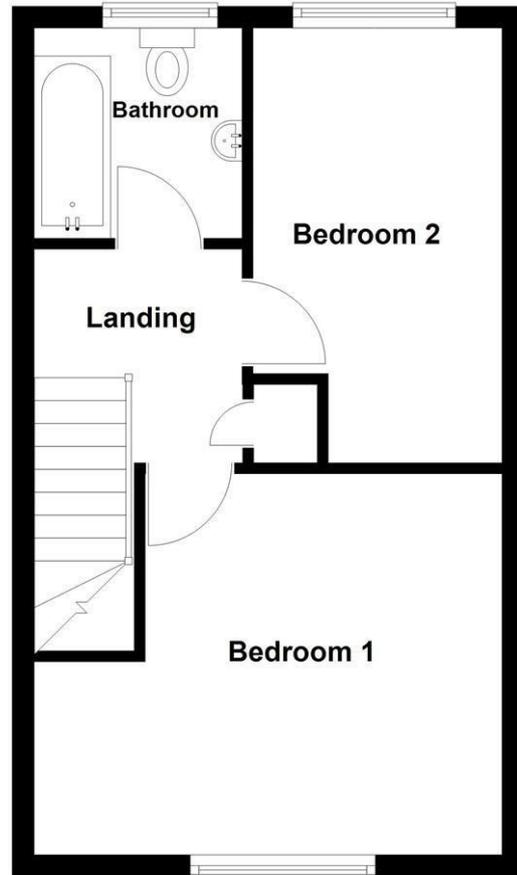


## Ground Floor



## 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](mailto: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 reposessed 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.

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- OFF ROAD PARKING • CLOSE TO CLIFF PATH WALKS • 2 BEDROOMS • EASY CARE GARDENS • WELL PRESENTED • GAS CENTRAL HEATING

A super End-of-Terrace House being well situated on the outskirts of Shanklin and within easy reach of the Cliff Path walks which lead down to the lovely sandy beaches. Close by are main bus services and train station of Lake.

The well presented accommodation benefits from gas fired central heating, uPVC double glazed windows, 2 Bedrooms, Off Road Parking and an Enclosed Courtyard Garden to the rear.

The property would seem equally suitable for a number of uses including permanent residence or maybe as a holiday let or as a buy to let investment.

To fully appreciate the accommodation we would recommend an internal viewing. It comprises:-

**ENTRANCE HALL**

**SEPERATE WC**

**LOUNGE/DINER 14'3 max x 13'9 max (4.34m max x 4.19m max)**

**KITCHEN 10'10 x 7'2 (3.30m x 2.18m)**

**LANDING**

**BEDROOM 1 14'4 max x 11'4 max (4.37m max x 3.45m max)**

**BEDROOM 2 13'3 max x 7'8 max (4.04m max x 2.37m max)**

**BATHROOM 6'4 x 6'3 (1.93m x 1.91m)**

**OUTSIDE**

Front: Mainly laid to lawn with flower borders.

Gated side access to;

Rear: Courtyard style garden with patio area.

Allocated Off Road Parking to the side for one vehicle

**TENURE - Freehold**

**COUNCIL TAX - Band B**

**SERVICES - All mains available**

