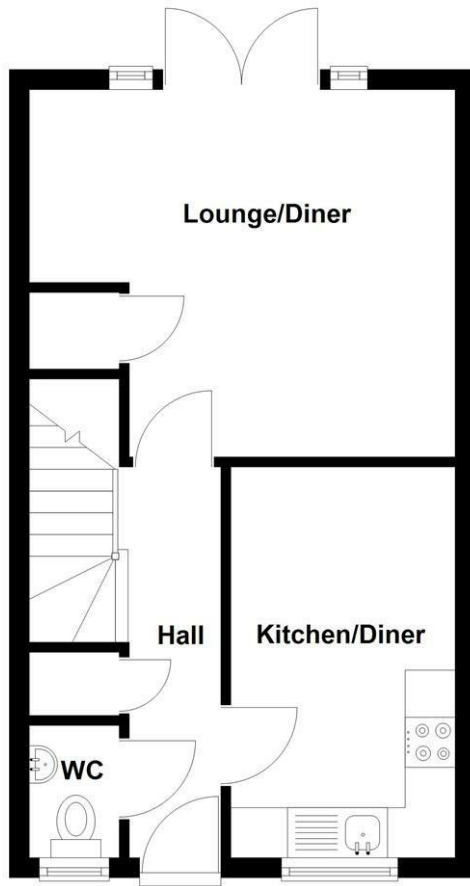
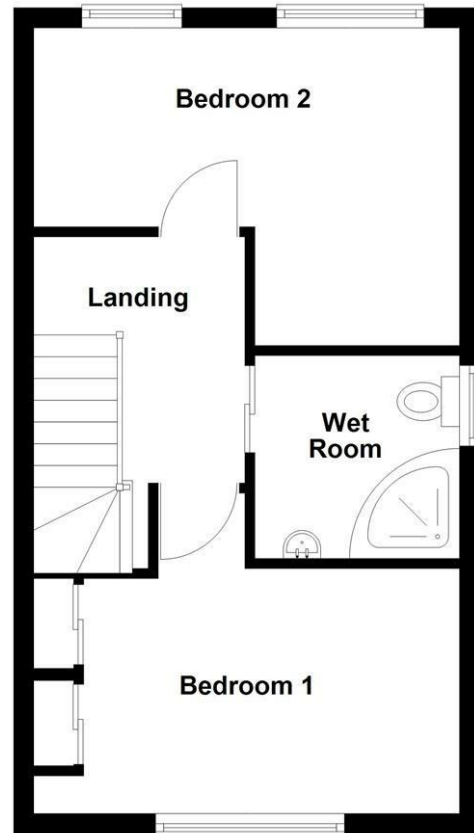


## Ground Floor



## 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 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.

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46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



3 LITTLE HEATH COURT  
LITTLE HEATH COURT  
SANDOWN ROAD, LAKE  
PO36 9NZ

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• MODERN END OF TERRACE HOUSE • TWO BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • REAR GARDEN • TUCKED AWAY LOCATION • EASY ACCESS TO LOCAL AMENITIES

A modern 2 Bedroom end of terrace House forming part of a small development of similar properties, that is well situated in a tucked away location and offering easy access to the amenities of Lake including the Tesco convenience store and local Premier.

The property benefits from gas fired central heating, uPVC double glazing and a rear Garden. To fully appreciate the accommodation we would recommend an early viewing. It comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

##### CLOAKROOM

##### KITCHEN 7'4 x 12'10 (2.24m x 3.91m)

Gas fired Boiler

##### LOUNGE/DINER 14'0 max x 12'11 max (4.27m max x 3.94m max)

With French doors to Garden

Stairs leading to

#### FIRST FLOOR & LANDING

##### BEDROOM ONE 12'3 exclusive of wardrobes x 8'2 (3.73m exclusive of wardrobes x 2.49m)

##### BEDROOM TWO 14'0 max x 10'5 max (4.27m max x 3.18m max)

##### WET ROOM

##### OUTSIDE

To the rear of the property there is a manageable Garden with synthetic Lawn, variety of shrubbery and plants. Timber Shed.

NB: Although the property does not have parking, there is a public car park within close vicinity.

##### SERVICES

All mains are available

##### TENURE

Freehold

##### COUNCIL TAX

Band B

