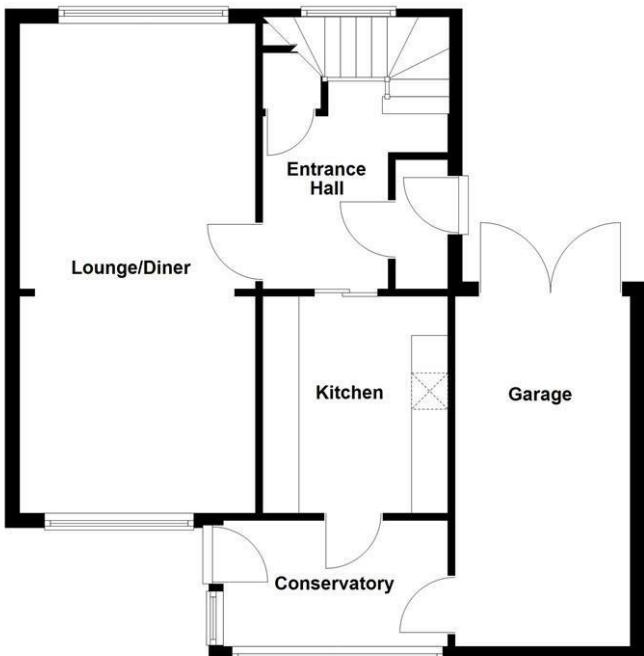
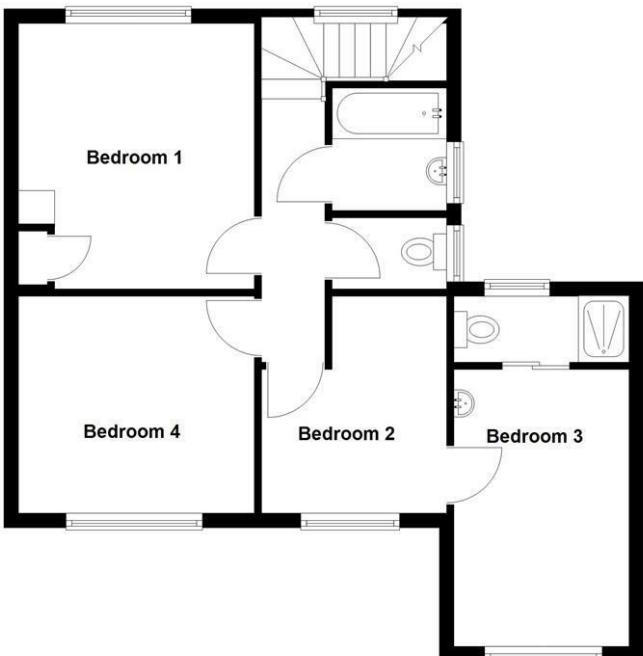


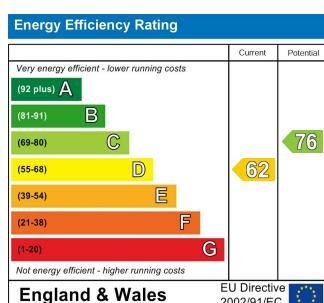
**Ground Floor**



**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](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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£285,000



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- CHAIN FREE • SEMI-DETACHED HOUSE • FOUR BEDROOMS • EN-SUITE SHOWER • GAS CH • UPVC
- DOUBLE GLAZING • PARKING • SINGLE GARAGE • ENCLOSED REAR GARDEN

A deceptively spacious semi-detached House being well located in a quiet and popular residential area on the outskirts of Shanklin with the main town being about 1 mile distant with a selection of Shops and amenities to offer.

The property benefits from gas fired central heating, replacement uPVC double glazing, a driveway, a single Garage and enclosed Gardens to the rear.

The property which is offered with no onward chain should be viewed internally to fully appreciate its potential. It comprises:

#### GROUND FLOOR

#### ENCLOSED ENTRANCE PORCH

#### HALLWAY

#### LOUNGE/DINER 22'2 x 10'8 max (6.76m x 3.25m max)

#### KITCHEN 9'10 x 8'5 (3.00m x 2.57m)

#### CONSERVATORY 10'2 x 5'9 (3.10m x 1.75m)

Stairs to First Floor & Landing

#### BEDROOM 1 12'0 x 10'9 max (3.66m x 3.28m max)

With cupboard housing Glow-Worm gas fired Boiler and insulated cylinder with immersion

#### BEDROOM 2 9'11 max x 8'5 (3.02m max x 2.57m)

Door to

#### BEDROOM 3 12'7 x 7'8 (3.84m x 2.34m )

With wash basin. Door to

#### EN-SUITE

With Shower & WC

#### BEDROOM 4 10'0 x 10'9 (3.05m x 3.28m)

#### BATHROOM

#### SEPERATE WC

#### OUTSIDE

To the front of the property there is an open plan front Garden and a driveway leading to a single Garage (16'0 x 7'11) with double doors to the front, power and light and a rear door leading to Conservatory. To the rear there is an enclosed Garden.

#### SERVICES

All mains are available

#### TENURE

Freehold

#### COUNCIL TAX

Band D

