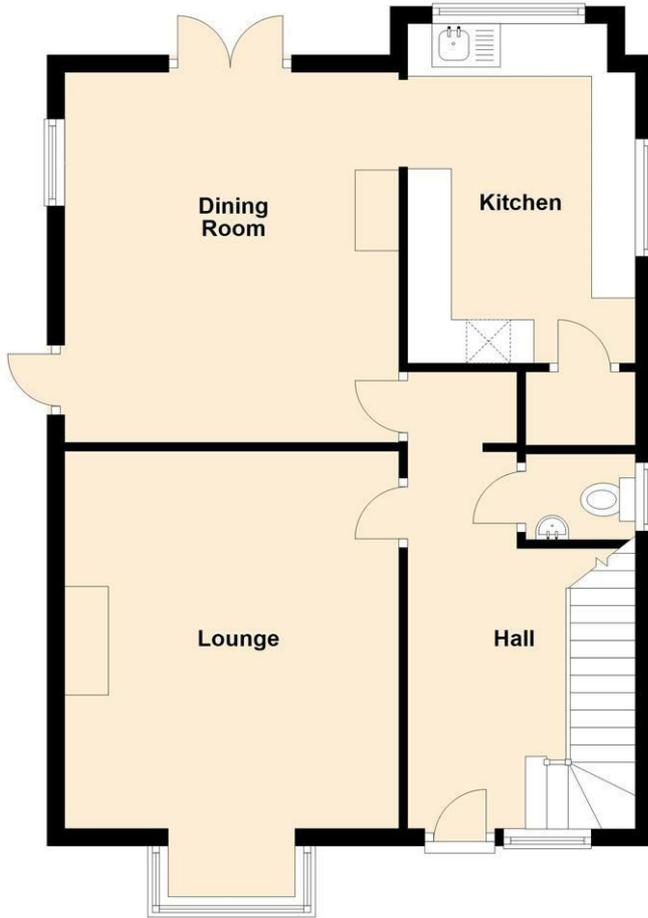
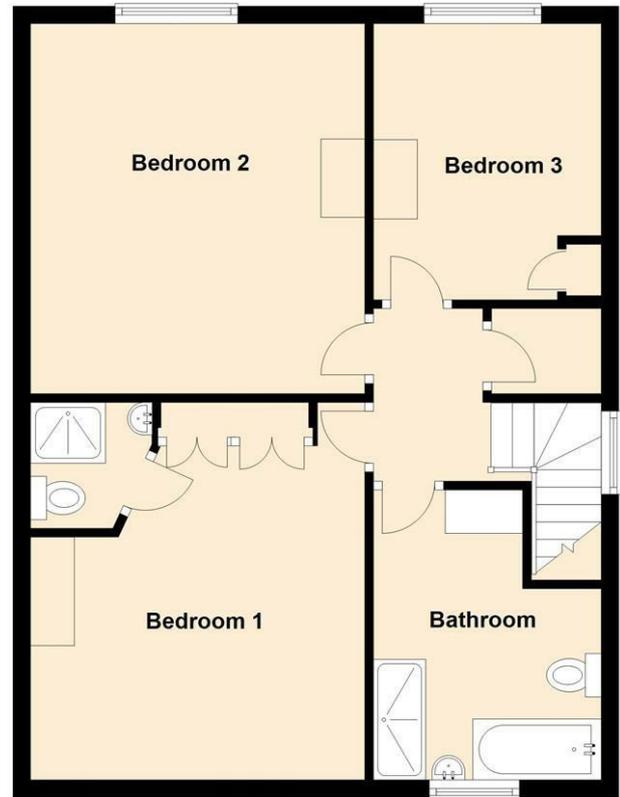


## Ground Floor



## 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			
		69	80
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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- **AMPLE OFF ROAD PARKING** • **3 BEDROOMS WITH THE POTENTIAL TO MAKE 5 BEDROOMS** • **TOWN CENTRE LOCATION** • **LOUNGE & DINING ROOM** • **PRETTY COURTYARD GARDEN** • **SPACIOUS ACCOMMODATION**

A substantial and beautifully presented 3 Bedroom detached house that is well situated and offering convenient access to the Town Centre with its shops and amenities and the Beaches/Esplanade of Shanklin. Also within the proximity is the picturesque Old Village with its selection of bars and restaurants and the Big Meade recreation area.

The property benefits from gas fired central heating and replacement uPVC double glazed windows and additionally there is a courtyard garden to the rear and the advantage of Off Road Parking for several vehicles. There is also an attic space which subject to the necessary consents would seem to have potential to create additional bedroom space.

We would recommend an early viewing. It comprises:

**ENTRANCE HALL 17'4 max x 10'7 (5.28m max x 3.23m)**

**LOUNGE 16'6 into bay x 12'5 (5.03m into bay x 3.78m)**

**DINING ROOM 13'11 x 12'4 (4.24m x 3.76m)**  
With French patio door to rear Garden

**KITCHEN 14'6 max x 10'7 (4.42m max x 3.23m)**

**SEPERATE WC**

with two piece suite

**FIRST FLOOR - Landing**

With storage cupboard - Previously there was a staircase leading to the second floor which had a further two bedrooms both with windows and flooring. This floor will need further modernisation to maximise its potential.

**BEDROOM 1 14'2 max x 12'4 max (4.32m max x 3.76m max)**

**EN-SUITE**

With 3 piece suite

**BEDROOM 2 13'10 x 12'4 (4.22m x 3.76m)**

**BEDROOM 3 10'8 x 10'8 max (3.25m x 3.25m max)**

**BATHROOM**

With 3 piece suite

**OUTSIDE**

FRONT: to the front of the property is a mature

garden enclosed by stone wall, side access with shed leading to;

REAR: The rear garden is laid to patio with mature shrubs and trees. Off Road Parking for 3 vehicles.

**TENURE - Freehold**

**COUNCIL TAX - Band D**

**SERVICES - All mains available**

