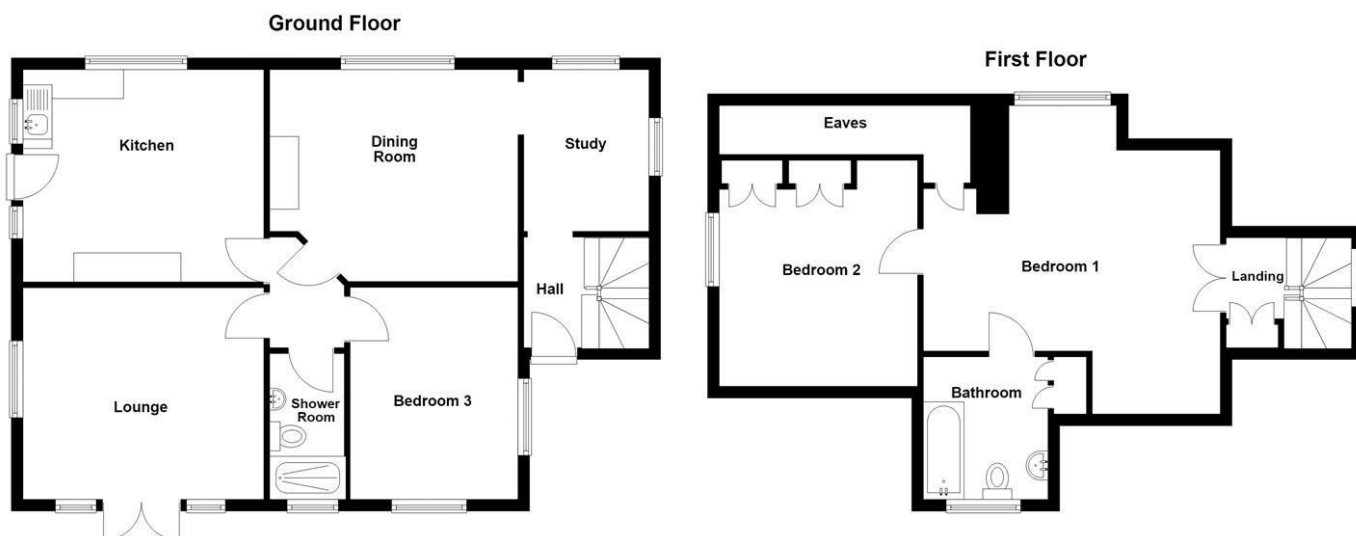




Floorplans are not to scale and for guidance only

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.

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- CHAIN FREE • DETACHED CHALET STYLE PROPERTY • THREE BEDROOMS • TWO BATHROOMS • GAS CH • UPVC DOUBLE GLAZING • FEATURE ESTABLISHED GARDENS • AMPLE PARKING • SOME SEA VIEWS • BEAUTIFUL TRANQUIL LOCATION

A lovely detached Chalet style property being well located in the picturesque and tranquil Luccombe village that is about 3/4 of a mile from the popular Old Village and about one mile from the High Street area of the town centre. Close by to the property are many miles of delightful countryside walks and bicycle rides. The accommodation benefits from gas fired central heating, replacement uPVC double glazing and features some lovely gardens and ample parking. To fully appreciate the property, which is offered with no onward chain, we would recommend an internal viewing. It comprises:

ENTRANCE HALL

STUDY 9'2 x 6'8 (2.79m x 2.03m)

DINING ROOM 13' max x 12' (3.96m max x 3.66m)

INNER HALLWAY

BEDROOM THREE 12' x 9'11 (3.66m x 3.02m)

SHOWER ROOM

With shower cubicle, wash basin and WC.

KITCHEN 11'11 x 13'7 (3.63m x 4.14m)

LOUNGE 13'1 x 11'11 (3.99m x 3.63m)

With French doors onto garden

Stairs leading to

FIRST FLOOR

and Landing area.

BEDROOM ONE 16'5 max x 13'4 max exclusive of recess (5.00m max x 4.06m max exclusive of recess)

Sea views.

BATHROOM

With suite of bath, wash basin and WC. Door to Boiler cupboard with Worcester gas fired boiler.

BEDROOM TWO 12'10 into wardrobe x 11'8 (3.91m into wardrobe x 3.56m)

OUTSIDE

Long driveway providing parking for 4/5 cars and there are well established gardens being mainly

laid to lawn with a variety of plants and shrubbery. Two sheds and a Summerhouse. Steps leading to the top of the garden where are a former garage is now a Hobbies Room (15' x 9'3) with sea views. The remainder of the Garage (unexamined) is a store area with up and over door with additional parking to the front.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band A

