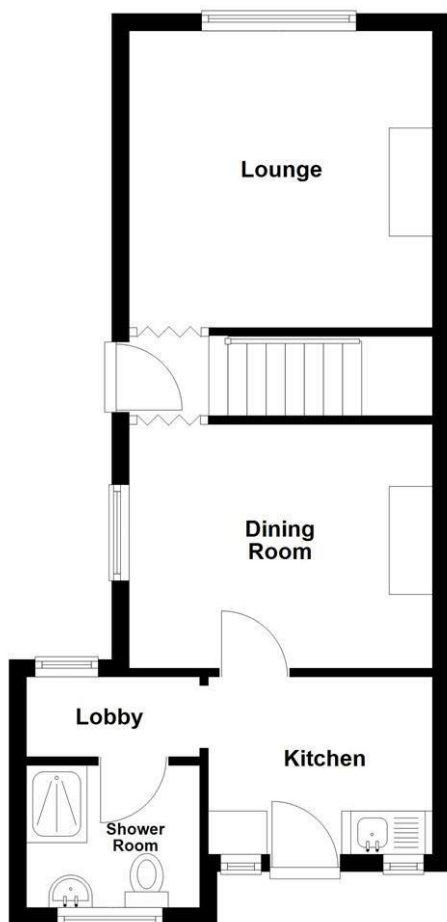


## Ground Floor



## 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		73
(39-54)	E	39	
(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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- CHAIN FREE • SEMI DETACHED HOUSE • 3 BEDROOMS • IN NEED OF UPGRADING • AMPLE PARKING • POPULAR LOCATION • 110' REAR GARDEN

An older style semi-detached house being well situated in a popular location which is on the outskirts of the Town centre shops and amenities and there are also passenger links links to Portsmouth and Southsea. Nearby there arse some delightful walks and bicycle rides. The property is in need of upgrading (which we feel is reflected in the asking price) and benefits from electric heating, ample off road parking and a rear garden with an approximate length of 110'. Subject to the necessary consents, we feel there is scope to extend the property to provide additional accommodation. It comprises;

#### GROUND FLOOR

LOUNGE 11'6 x 11'3 (3.51m x 3.43m)

DINING ROOM 11'6 x 9'3 (3.51m x 2.82m)

KITCHEN 8'6 x 6'9 (2.59m x 2.06m)

#### SHOWER ROOM

#### STAIRS TO FIRST FLOOR

BEDROOM 1 11'9 max x 11'7 (3.58m max x 3.53m)

BEDROOM 2 8'7 x 6'10 (2.62m x 2.08m)

BEDROOM 3 8'7 x 6'10 (2.62m x 2.08m)

#### OUTSIDE

To the front of the property there is parking for 3 cars. To the rear there is a garden extending to around 110' in length and mainly laid to lawn. There are some background glimpses of the surrounding countryside.

#### SERVICES

Mains Electricity - Water - Drainage. The gas supply is currently disconnected.

#### TENURE - Freehold

#### COUNCIL TAX - Band C



