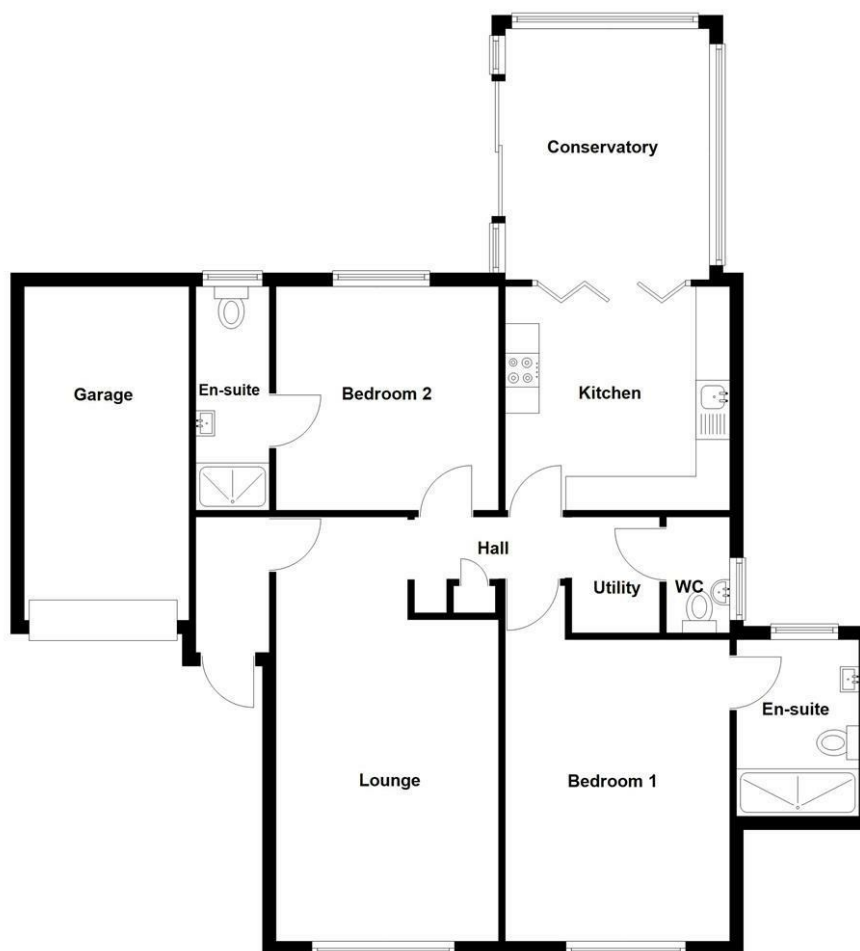


## Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

# LOVE WHERE YOU LIVE

46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

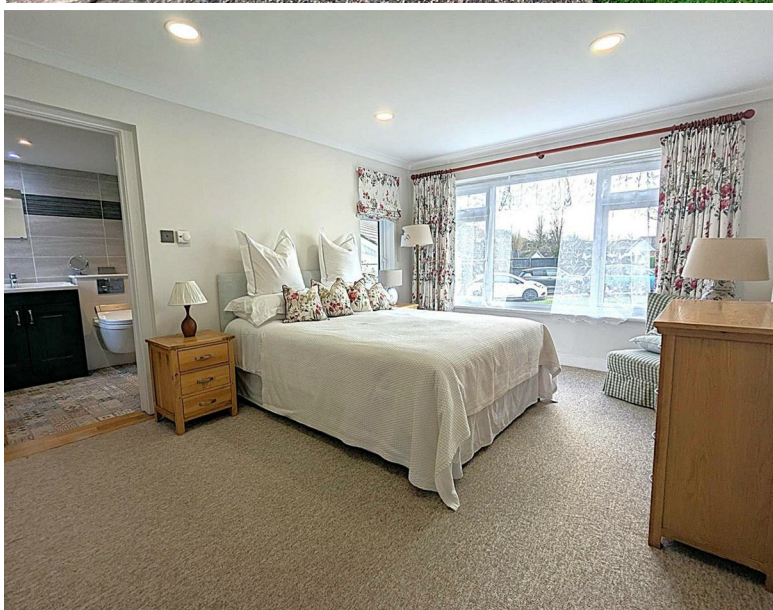
01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





82  
WHITECROSS AVENUE  
SHANKLIN  
PO37 7ET

£350,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• CHAIN FREE • LINK DETACHED BUNGALOW • TWO BEDROOMS BOTH WITH EN SUITE • CONSERVATORY EXTENSION • GAS CH & UPVC DOUBLE GLAZING • PARKING AND SINGLE GARAGE • GARDENS • POPULAR LOCATION

A superb link-detached (by Garage only) Bungalow being well situated on a popular residential development that offers convenient access to the local supermarkets of Lake and the town centre, shops & amenities of Shanklin both being approximately one mile distant. The well presented accommodation has been upgraded and modernised in recent years and benefits include gas fired central heating, replacement uPVC double glazing, en suite Showers to both Bedrooms and a Conservatory extension. Outside there is a Driveway leading to a single Garage and an enclosed Garden to the rear.

The property is offered with no onward chain and we would recommend an internal viewing to fully appreciate the standard of the Bungalow. It comprises:

#### ENTRANCE LOBBY

With inner front door to

#### ENTRANCE HALL

With built in Linen Cupboard and Loft Hatch.

**LOUNGE 15'9" exclusive of recess x 10'10" (4.80m exclusive of recess x 3.30m)**

**BEDROOM 1 15'7" exclusive of recess x 10'11" (4.75m exclusive of recess x 3.33m)**

With

#### EN-SUITE SHOWER ROOM

With double shower tray, vanity basin and low level WC. Heated towel rail.

#### LOBBY/UTILITY AREA

With gas fired Boiler. Door to

#### CLOAKROOM

With wash basin and low level WC.

**KITCHEN 10'11" x 10'9" (3.33m x 3.28m)**

With integrated Fridge Freezer, Wine Cooler, built in Ovens, Microwave, Dishwasher, Built in Hob & Coffee Machine. Bifold doors to

**CONSERVATORY 12'2" x 9'11" (3.71m x 3.02m)**

With sliding patio door to Garden.

**BEDROOM 2 10'10" x 10'10" (3.30m x 3.30m)**

With

#### EN-SUITE SHOWER ROOM

With vanity basin, low level WC & heated towel rail.

#### OUTSIDE

To the front of the property there is an open plan Garden being mainly laid to lawn with shrubs. Concrete driveway providing parking for 3 cars and leading to a single Garage with remote control up roller door with power & light. To the rear of the property there is an enclosed Garden on 2 levels with the upper area being a raised deck with Astro turf and the lower level being Grass with Shrub borders. Access gate.

#### SERVICES

All mains are available

#### TENURE

Freehold

#### COUNCIL TAX

Band C

