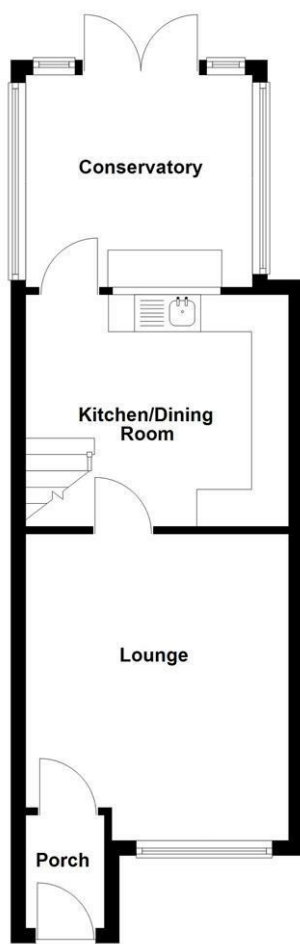
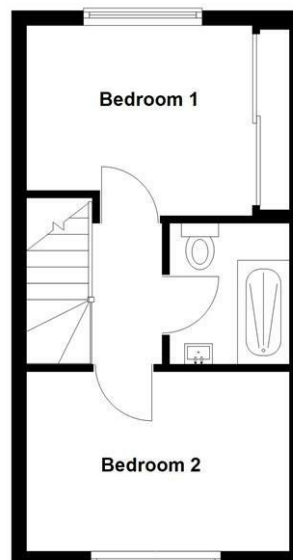


Ground Floor



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			
England & Wales		70	76
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.

LOVE WHERE YOU LIVE

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• CHAIN FREE • TWO BEDROOMS • CONSERVATORY EXTENSION • WELL PRESENTED • UPGRADED KITCHEN & BATHROOM SUITES • ALLOCATED PARKING • ENCLOSED COURTYARD GARDEN • TERRACED HOUSE

A mid terraced house forming part of a small development on the borders of Lake and Shanklin, being about 1 mile distant from the town centre, shops and amenities of Shanklin. The current owners have upgraded and improved the well presented accommodation. Benefits include gas fired central heating and replacement UPVC double glazing. Outside there is an allocated parking space and an enclosed courtyard Garden to the rear. The property is offered with no onward chain and we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENCLOSED ENTRANCE LOBBY

LOUNGE 13'7 max x 11'8 max (4.14m max x 3.56m max)

KITCHEN 11'8 x 10'3 max (3.56m x 3.12m max)
With built in hob, oven under and extractor over. Plumbing for slimline dishwasher and washing machine. Glow-worm gas fired boiler.

CONSERVATORY 9'4 x 10'0 (2.84m x 3.05m)
With doors leading to Courtyard.

Stairs leading to

FIRST FLOOR

and Landing.

BEDROOM ONE 11'8 into fitted cupboards x 7'4 extending to 8'11 (3.56m into fitted cupboards x 2.24m extending to 2)

BEDROOM TWO 11'8 x 7'11 (3.56m x 2.41m)

SHOWER ROOM

With shower, wash basin and WC

OUTSIDE

Allocated car parking space and courtyard garden to the rear with shed and access gate.

TENURE

Freehold. There is a residents association which is responsible for the upkeep of the communal areas and the current charge is £150 per annum.

SERVICES

All mains are available.

COUNCIL TAX

Band B

