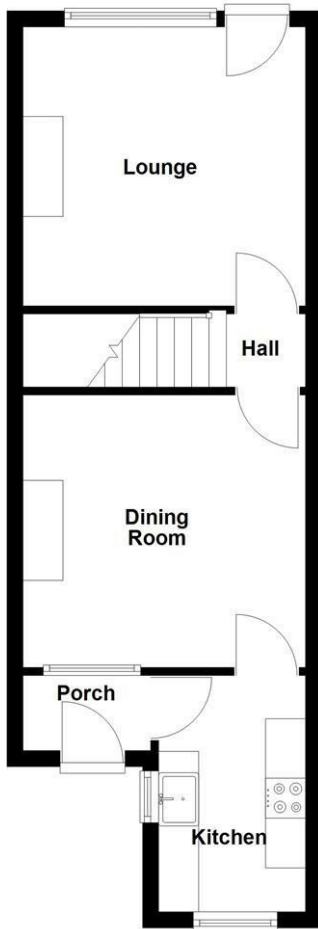
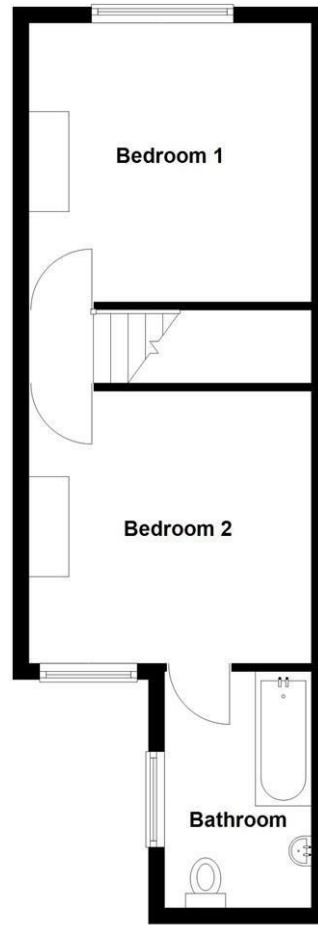


Ground Floor



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		68	76
(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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A charming older style mid-terraced Cottage being well situated in a quiet road that offers easy access to the High Street of Brading which has a good convenience store and public House/Restaurant. Also nearby are many miles of delightful countryside walks and bicycle rides.

Benefits to the property include gas fired central heating, uPVC double glazed windows and a courtyard style garden to the rear.

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

LOUNGE 11'7 max x 11'5 (3.53m max x 3.48m)

DINING ROOM 11'7 max x 11'2 (3.53m max x 3.40m)

KITCHEN 9'8 x 6'0 (2.95m x 1.83m)

With butler sink, built in hob and oven. Door to

REAR PORCH

Stairs to First Floor

BEDROOM 1 11'7 max x 11'5 (3.53m max x 3.48m)

BEDROOM 2 11'7 max x 11'7 (3.53m max x 3.53m)

Door to

BATHROOM

With bath, wash basin and WC. Valliant gas fired boiler.

OUTSIDE

To the rear of the property there is a courtyard style garden with timber shed. Right of way access.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band B

