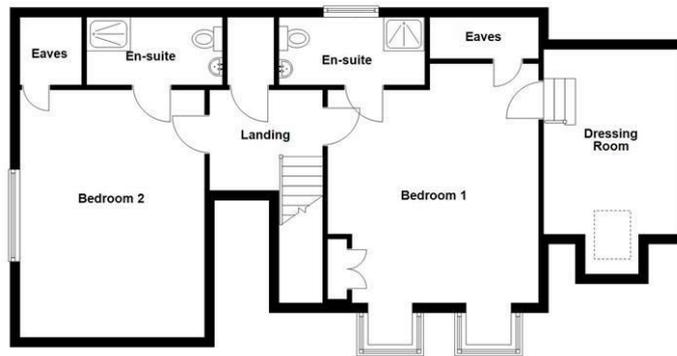


Ground Floor



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		77	83
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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PO37 7AA

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SALES@ARTHUR-WHEELER.CO.UK
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• CHAIN FREE • DETACHED HOUSE • TWO EN SUITES • GARAGE • PRIVATE CUL-DE SAC
LOCATION • CLOSE TO COUNTRYSIDE WALKS • IN NEED OF SOME MODERNISATION • THREE
DOUBLE BEDROOMS

Offered chain free a detached house being well located in a quite private cul-de-sac location being towards the outskirts of Shanklin town centre and amenities, with easy reach to many miles of delightful countryside walks and cycle paths.

The spacious accommodation, which is in need of some modernisation and which we feel is reflected in the asking price, benefits from gas fired central heating, uPVC double glazed windows, parking, garage and enclosed rear garden.

We would recommend an early viewing. It comprises:

GROUND FLOOR

Covered Entrance with front door leading to

HALLWAY

With Built in cupboard

LOUNGE/DINER 26'8 max x 16'8 reducing to 12'11 (8.13m max x 5.08m reducing to 3.94m)

With French doors leading to garden and door off to

KITCHEN 12'5 x 12'6 (3.78m x 3.81m)

With built in gas hob and double oven under and extractor unit over. Integrated dishwasher.

UTILITY ROOM 6'0 x 9'3 (1.83m x 2.82m)

With wall hung Valliant gas fired boiler.

OFFICE 9'3 x 6'1 (2.82m x 1.85m)

BATHROOM

With white suite comprising of corner bath, pedestal wash basin, separate shower cubicle and low level WC

BEDROOM THREE 12'9 x 12'7 into wardrobe (3.89m x 3.84m into wardrobe)

Stairs leading to

BEDROOM ONE 20'9 into dormers x 16'7 max (6.32m into domers x 5.05m max)

With under eaves storage, with Ensuite Shower Room containing shower cubicle, wash basin and low level WC.

Door leading to

DRESSING ROOM/OFFICE 9'1 x 12'0 (2.77m x 3.66m)

BEDROOM TWO 16'10 x 12'6 (5.13m x 3.81m)

With under eaves storage, door to En Suite containing shower cubicle, wash basin and WC.

OUTSIDE

Block paved driveway leading to

GARAGE 18'3 x 9'9 (5.56m x 2.97m)

With up and over door, power and light. Opening to

STORE/WORKSHOP 9'1 x 7'6 (2.77m x 2.29m)

With power and light and access door to garden.

To the front there is a small garden area and to the rear there is an enclosed garden being mainly laid to grass with concrete patio area. Gates to either side of the property giving side access. Outside tap

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band E

FIRST FLOOR

and Landing

