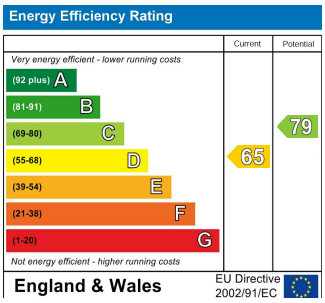
Ground Floor



Floorplans are not to scale and for guidance only



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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• 2 BEDROOM LINK-DETACHED BUNGALOW • STUNNING DOWNLAND VIEWS • GARAGE & PARKING • KITCHEN/DINER • SUPERB MATURE GARDENS • CHAIN FREE

A truly superb link detached 2 Bedroom bungalow being well situated in the sort after area of Wroxall with some truly breath-taking downland views. The main village amenities are approximately half a mile and nearby there are many miles of delightful countryside walks.
The well presented and well proportioned accommodation benefits from gas fired central heating and uPVC double glazed windows. Kitchen/Diner, Bathroom with Bath and walk in Shower. Features include spacious Living room which overlooks the well stocked rear Gardens and takes in some truly stunning Downland views, two double Bedrooms and Garage.
To fully appreciate the accommodation on offer, we would highly recommend an internal inspection. It comprises:

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 17'3 x 12'10 (5.26m x 3.91m)
Superb downland views

KITCHEN/DINER 11'10 x 8'11 (3.61m x 2.72m)

BEDROOM 1 12'3 x 11'6 (3.73m x 3.51m)
Fitted wardrobe cupboards

BEDROOM 2 11'11 x 10'2 (3.63m x 3.10m)

BATHROOM 8'5 x 5'6 (2.57m x 1.68m)
With bath and walk in shower

OUTSIDE
Front: Driveway leading to the Garage. Front garden is mature and laid to lawn with a wealth of plants. Gated side access to;
Rear: The rear garden is laid to patio and lawn with mature shrubs , trees and flower boarders. The rear garden has the most stunning downland views over Wroxall Village and beyond,

GARAGE 16'11 x 7'8 (5.16m x 2.34m)
Electric garage door - Power and Light

TENURE - Freehold

COUNCIL TAX - Band C

SERVICES - All mains available







ARTHUR WHEELER
ESTATE AGENTS



