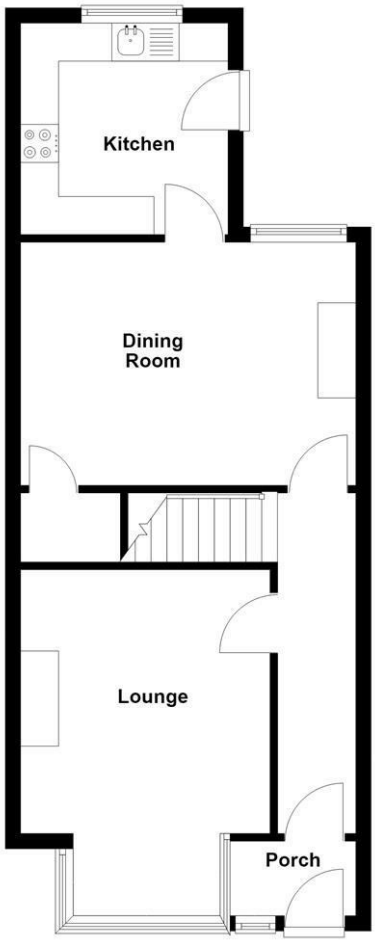
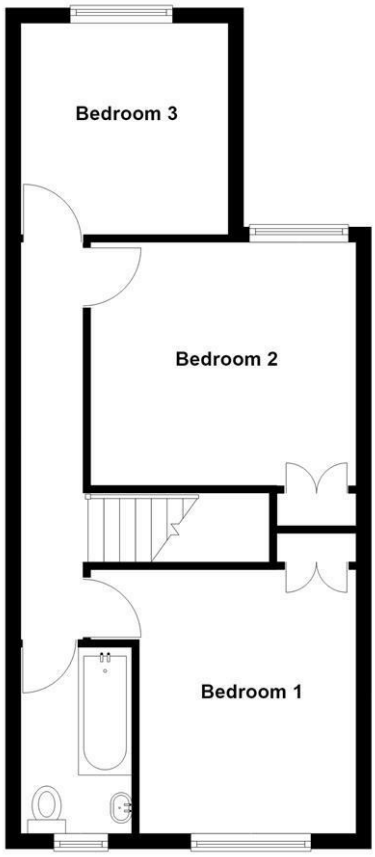
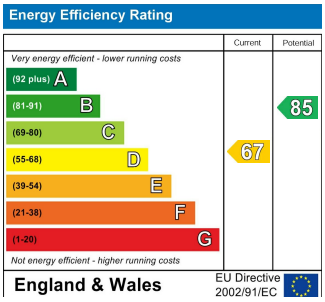
Ground Floor



First 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.

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• 3 BEDROOMS • POPULAR LOCATION CLOSE TO BEACH & TOWN • OFF ROAD PARKING • ENCLOSED GARDEN • 2 RECEPTION ROOMS • MODERN KITCHEN & BATHROOM

Situated in the popular road of Duncroft Gardens, this deceptively spacious three-bedroom two reception room house really should be seen. The property is well presented with modern kitchen and bathroom suites and is warmed by gas central heating and has uPVC double glazed windows and doors. Outside is off-road parking for 1-2 cars and a great garden to the rear which is fully enclosed and has a lovely westerly aspect. The property is within walking distance to both the beautiful beach and the town centre with its many amenities and travel connections. We feel the property would make a superb family home and really must be seen to be appreciated.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 14'4 into box bay x 10'9 (4.37m into box bay x 3.28m)

DINING ROOM 14'6 x 10'6 (4.42m x 3.20m)
Storage Cupboard



KITCHEN 9'1 x 8'11 (2.77m x 2.72m)

FIRST FLOOR - Landing

BEDROOM 1 11'7 reducing to 9'6 x 11'5 (3.53m reducing to 2.90m x 3.48m)
Fitted wardrobe cupboard

BEDROOM 2 11'8 x 10'5 (3.56m x 3.18m)
Fitted wardrobe cupboard

BEDROOM 3 9' x 8'11 (2.74m x 2.72m)

OUTSIDE
FRONT: Off road parking for 1-2 cars
REAR: The rear garden has a lovely Westerly aspect and is mainly laid to lawn with patio area and enclosed by block walls. To the rear of the garden is a gate providing access to the road at the rear.



COUNCIL TAX BAND - C

TENURE - Freehold

SERVICES - All mains available

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