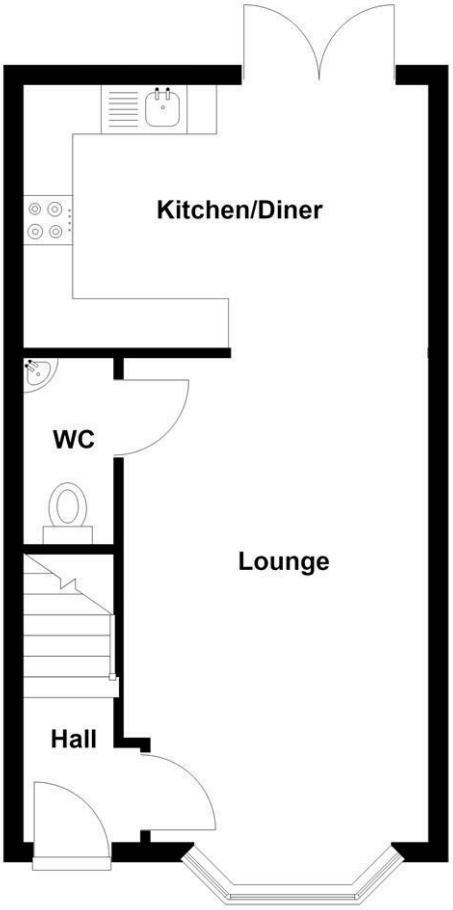
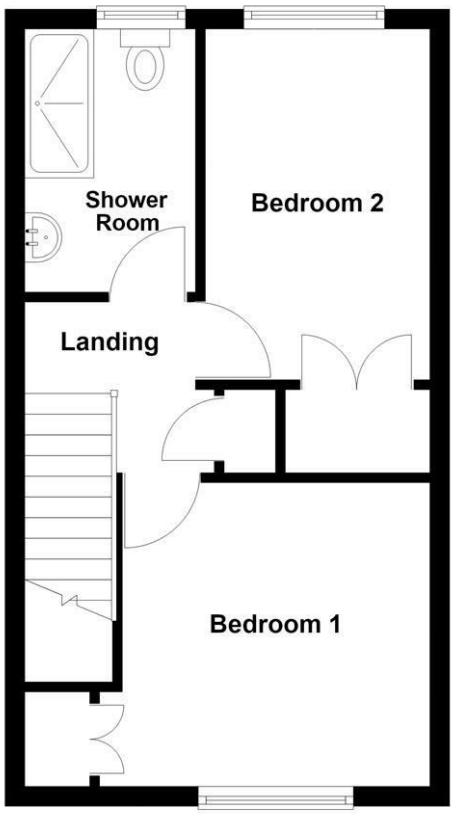
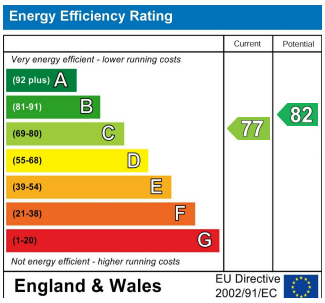
Ground Floor



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.

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

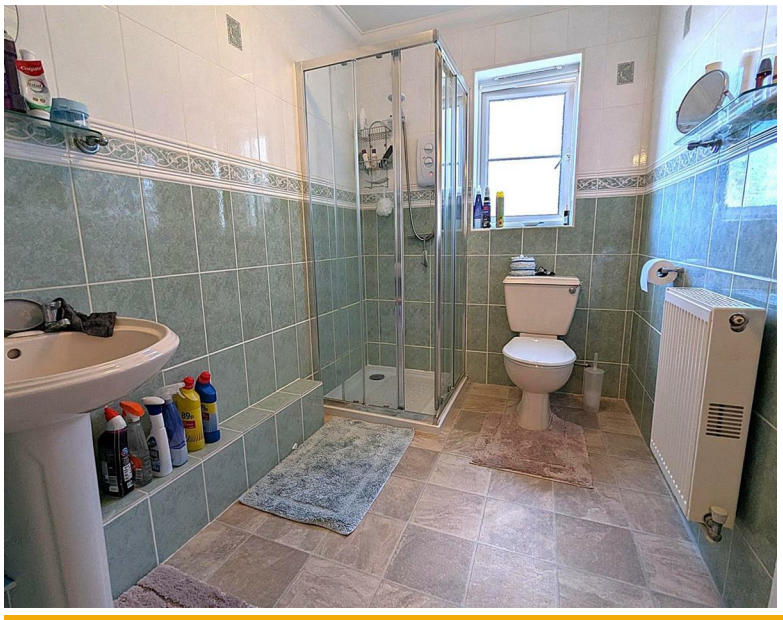
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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• CHAIN FREE • ALLOCATED OFF ROAD PARKING • 2 BEDROOM TERRACE HOUSE • CLOSE TO TOWN AND BEACH • COURTYARD GARDEN TO REAR • KITCHEN/DINER

CHAIN FREE Situated on the outskirts of Sandown town and within walking distance of the Beach/Esplanade and good travel links this spacious 2 Bedroom Terrace house really should be seen. The property has the benefit of allocated Off Road Parking to the rear of the development and a lovely courtyard style Garden which is fully enclosed. The property has been well looked after by the previous owner and benefits include good size Kitchen/Diner with patio doors opening to the Garden, Lounge with bay window to the front and separate WC to the ground floor and 2 Bedrooms both with fitted wardrobe cupboards and well fitted Shower Room to the first floor. The property is warmed by gas fired central heating and has uPVC double glazed windows and doors. We feel the property would seem ideal for a first time buyer or rental investor and an internal viewing is recommended.

ENTRANCE HALL

LOUNGE 16'1 x 10'1 reducing to 9'3 (4.90m x 3.07m reducing to 2.82m)

KITCHEN/DINER 13'6 x 8'9 (4.11m x 2.67m)

WC 6'2 x 3' (1.88m x 0.91m)
2 piece suite

FIRST FLOOR - Landing

BEDROOM 1 11'5 reducing to 10'2 x 10'1 (3.48m reducing to 3.10m x 3.07m)
Fitted wardrobe cupboard

BEDROOM 2 11'10 x 7'3 (3.61m x 2.21m)
Fitted wardrobe cupboard

SHOWER ROOM 8'6 x 5'9 (2.59m x 1.75m)
Three piece suite

OUTSIDE
To the rear of the property is a courtyard style garden laid to patio and enclosed by fencing. Gated rear access to the front of the development. Carpark to the rear of the development where this property has one allocated parking space.

TENURE - Freehold
The property owner will be required to pay £100 per year for the upkeep of the carparking area which is managed by BSC Property Management.

COUNCIL TAX - Band B

SERVICES - All mains available





ARTHUR WHEELER
ESTATE AGENTS









