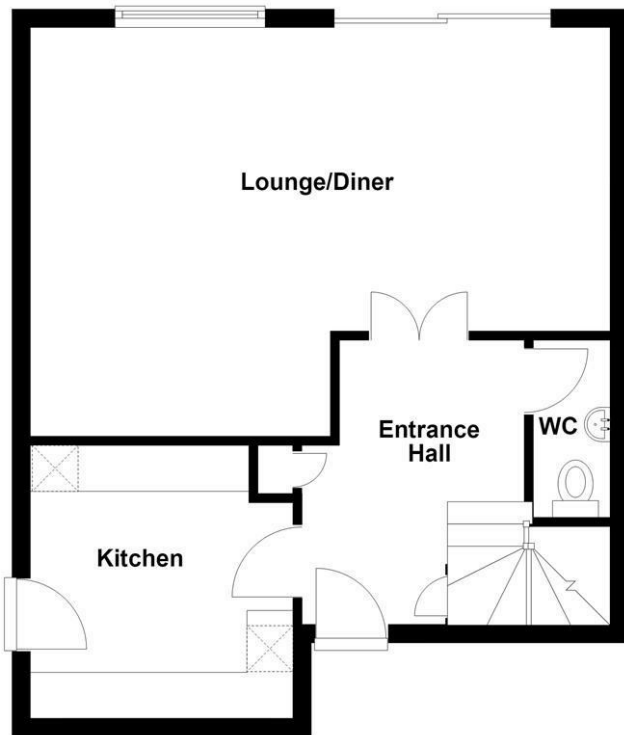
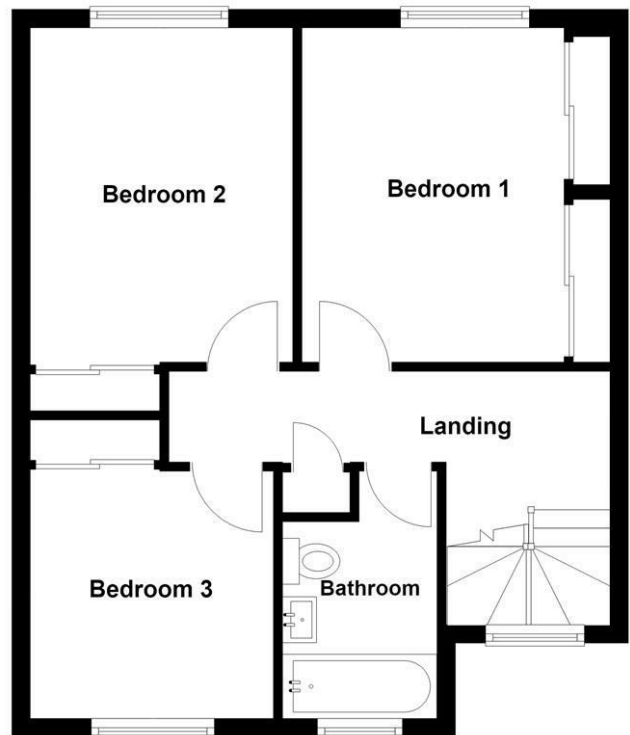


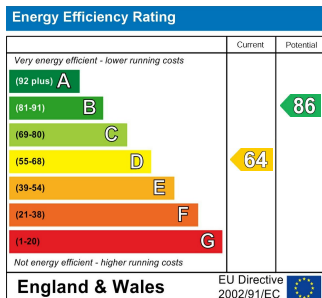
Ground Floor



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

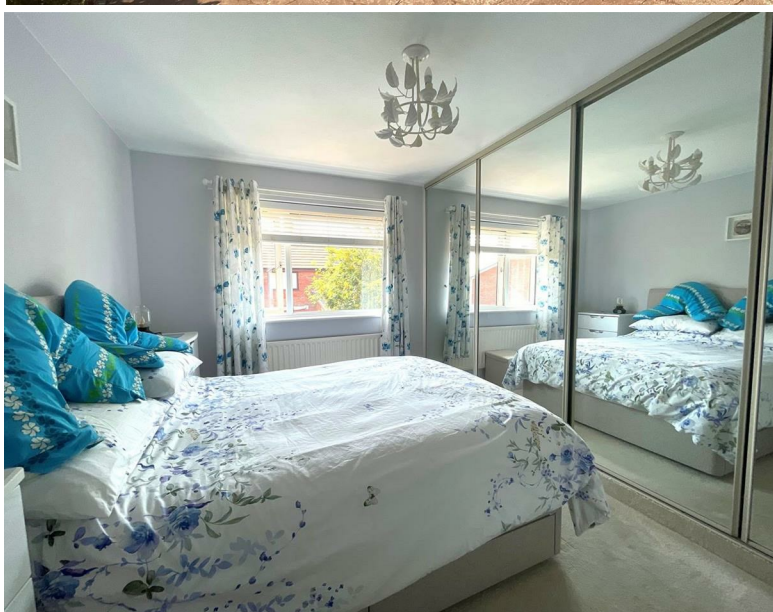
46 REGENT STREET
SHANKLIN
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PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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• SEMI DETACHED HOUSE • THREE BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • PARKING AND GARAGE • ENCLOSED REAR GARDEN • LOVELY SEMI-RURAL LOCATION • WITHIN HALF A MILE OF A CONVENIENCE STORE

A lovely semi detached House being well located in a semi rural location and nearby there are many miles of delightful countryside walks and bicycle routes. Within close proximity, being about half a mile is a good convenience Store/sub Post Office and Morrisons & Aldi superstores are approximately one and half miles distant. The main towns of Shanklin and Newport are within three miles and eight miles respectively. The well planned accommodation benefits from gas fired central heating, uPVC double glazing, car parking, single Garage and an enclosed rear garden. To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

GROUND FLOOR

Front door to

ENTRANCE HALL

CLOAKROOM

With basin and WC

KITCHEN 9'4 x 9'9 (2.84m x 2.97m)

With concealed Valliant gas boiler. Intergrated fridge freezer and slimline dishwasher. Plumbing for washing machine.

LOUNGE/DINING ROOM 20'8 x 14'7 reducing to 10'10 (6.30m x 4.45m reducing to 3.30m)

With double glazed sliding patio door to Garden.

Stairs leading to

FIRST FLOOR

and Landing

BEDROOM ONE 12'2 x 9'0 exclusive of fitted wardrobes (3.71m x 2.74m exclusive of fitted wardrobes)

BEDROOM TWO 12'3 x 9'6 exclusive of fitted wardrobes (3.73m x 2.90m exclusive of fitted wardrobes)

BEDROOM THREE 8'11 x 8'7 exclusive of fitted wardrobes (2.72m x 2.62m exclusive of fitted wardrobes)

BATHROOM

With suite of bath with shower over, wash basin and WC.

OUTSIDE

Shared driveway leading to parking and semi-detached single Garage (16'10 x 8'2) with up and over door, power and light. Enclosed rear garden with established shrubbery.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band D

