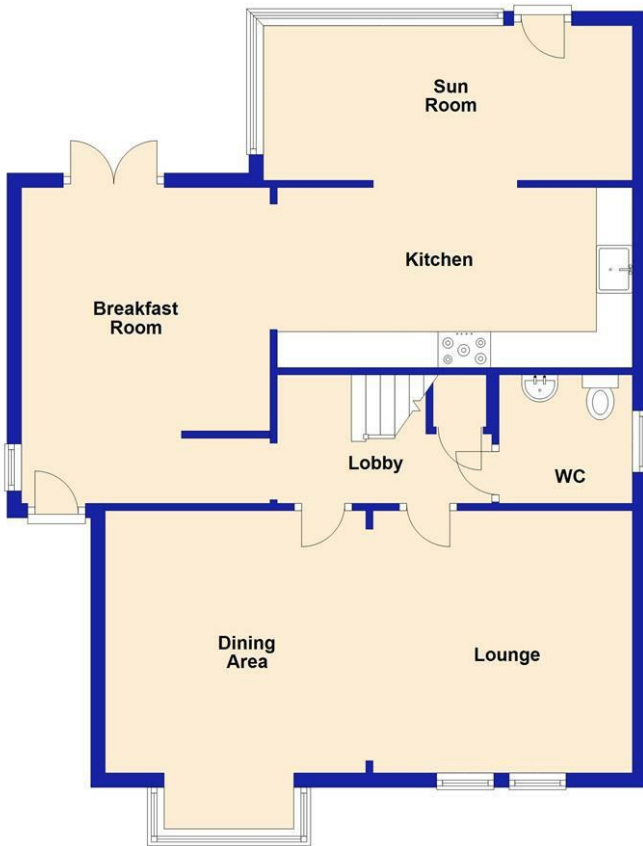


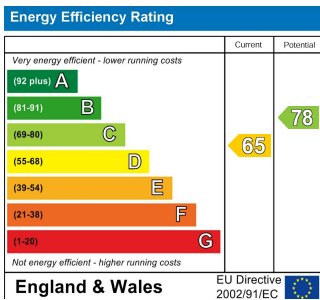
Ground Floor



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

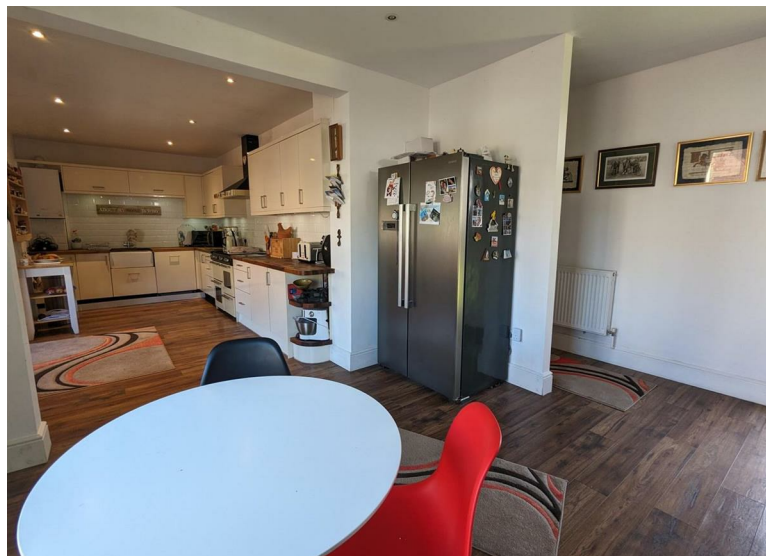
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



45 BROOK ROAD
SHANKLIN
PO37 7LD

Offers Over
£380,000



01983 868 333
www.arthur-wheeler.co.uk



- 4 BED DETACHED HOUSE • CORNER PLOT • CLOSE TO TOWN • UPVC DG & GAS CH • PARKING & GARDENS • SUPERB ORDER

PART GLAZED REPLACEMENT FRONT DOOR TO:

HALLWAY AREA

CLOAKROOM

OPEN PLAN LOUNGE/DINER 24'4 (max) x 15' into bay (7.42m (max) x 4.57m into bay)

KITCHEN/BREAKFAST ROOM 28'3 x 8'11 extending to 10'9 (8.61m x 2.72m extending to 3.28m)

CONSERVATORY 16'8 x 7' (5.08m x 2.13m)

FIRST FLOOR & LANDING

BEDROOM ONE 14'6 x 11'6 (4.42m x 3.51m)

BEDROOM TWO 12' x 11'11 (3.66m x 3.63m)

BEDROOM THREE 15' into bay x 11'11 (4.57m into bay x 3.63m)

BEDROOM FOUR 8'11 x 9'4 (2.72m x 2.84m)

BATHROOM/WC

OUTSIDE

Approached from Hyde Road there is hardstanding for 2 cars. Single garage (14'8 x 8'3) with up & over door, power & light. To the side of the garage there is a covered store area and with the removal of the fence this area could provide a carport. Enclosed rear garden which is laid to two terraces and an enclosed side garden laid to lawn. Further front garden area which is laid to synthetic grass.

SERVICES

All mains are available.

TENURE

Freehold. (To be confirmed)

COUNCIL TAX

Council tax band E (Can be confirmed on the Government website)



