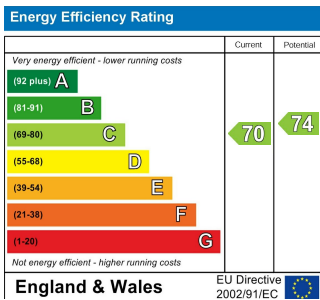


## First Floor



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](mailto: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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**GLAZED ENTRANCE DOOR WITH STAIRS UP TO FIRST FLOOR**

**LANDING**

**LOUNGE 13'11 x 12'8 (4.24m x 3.86m)**

**KITCHEN/DINER 11'11 x 11 (3.63m x 3.35m)**

**BEDROOM ONE 10'8 x 8'9 (3.25m x 2.67m)**

**BEDROOM TWO 11'6 x 8'10 (3.51m x 2.69m)**

**BATHROOM**

**OUTSIDE**

To the front of the property there are gardens with mature shrubs, trees and flower borders. Driveway providing off road parking for two vehicles leading to a GARAGE. To the rear of the property the garden is mainly laid to lawn, with a variety of mature shrubs, trees and borders. Greenhouse.

**SERVICES**

All mains are available.

**COUNCIL TAX**

Council Tax Band B (Can be confirmed on the Government website)

**TENURE**

Leasehold. TBC.



