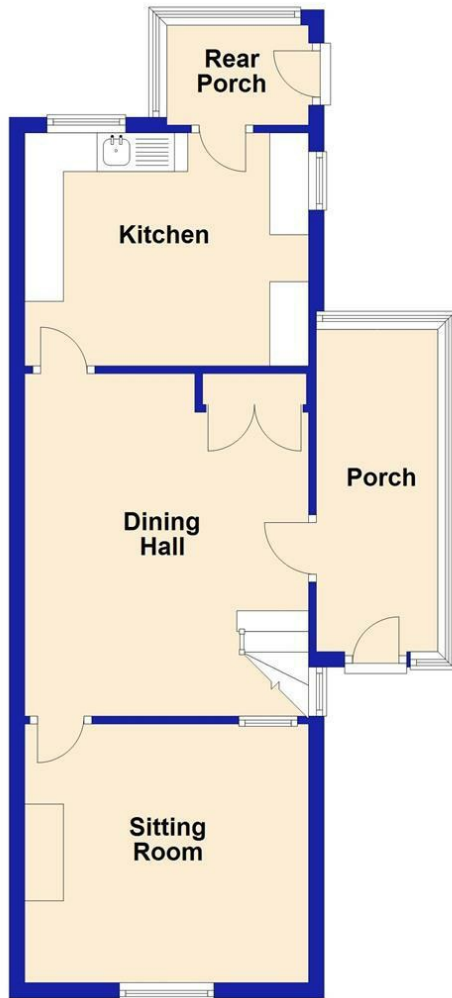


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		64	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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.

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



BUTTERCUP COTTAGE  
29 VENTNOR ROAD  
APSE HEATH  
PO36 0JT

£345,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



• 3 BED SEMI-DETACHED HOUSE • SEMI-RURAL LOCATION • LARGE WELL MAINTAINED GARDENS • SHEDS/WORKSHOPS/GARDEN STORES • PARKING FOR SEVERAL VEHICLES • BEAUTIFULLY PRESENTED

#### GROUND FLOOR

CONSERVATORY/ENTRANCE PORCH 13'2"x5'2"  
(4.01x1.58)

DINING HALL 14'6" x 12'0" (4.43 x 3.67)

SITTING ROOM 12'0" x 11'0" (3.67 x 3.36)

KITCHEN 12'1" x 9'11" (3.68 x 3.02)

REAR PORCH 5'11" x 4'6" (1.81 x 1.38)

#### FIRST FLOOR

#### LANDING

BEDROOM ONE 12'0" x 11'0" (3.67 x 3.36)

#### BATHROOM

BEDROOM THREE 9'0" x 7'1" (2.74 x 2.16)

BEDROOM TWO 12'1" x 9'11" (3.68 x 3.02)

#### OUTSIDE

The house is approached through a wooden five bar gate and a matching side pedestrian gate to a concrete and gravel driveway/turning area with space for several vehicles. The front garden is attractively laid to shrubs and flower borders and is bounded by hedges and fences.

Double side gates lead to the long rear garden which is very attractively laid in a cottage style with lawns, flower and shrub borders, fruit trees, ornamental pond, a pergola area and a raised deck area which is ideal for outside dining.

Within the garden are five sheds/workshops comprising:-

SHED 1 7'10" x 5'6" (2.4 x 1.67)

SHED 2 9'8" x 7'10" (2.94 x 2.38)

SHED 3 9'8" x 6'10" (2.94 x 2.08)

STORE 4 6'6" x 3'0" (1.97 x 0.92)

STORE 5 6'1" x 5'9" (1.85 x 1.74)

#### SERVICES

All mains connected.

#### TENURE

Freehold. (To be confirmed)

#### COUNCIL TAX

Band D. (Can be confirmed on the Government website).

