

Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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



4 DOWNLAND VIEW
SHANKLIN
PO37 7EE

£289,950



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



- 2 BEDROOMS • POPULAR LOCATION • GARAGE & GARDENS • GCH & UPVC DG WINDOWS • LOVELY DISTANT DOWNLAND VIEWS • CHAIN FREE

A detached 2 bedroom bungalow that is well located in a popular and desirable area that is approximately ½ mile distant to the Town Centre. The multiple amenities of the town include a good selection of general shops, Doctor's Surgeries, Sub Post Office, Train Station with Mainland passenger links and a Bus Terminus. The spacious accommodation, which benefits from gas fired central heating and replacement uPVC double glazed windows, was originally constructed circa 1960's. Outside there is parking leading to a GARAGE and mature gardens to the front and rear and some lovely distant downland views. In our opinion, the bungalow would be ideal for those seeking a comfortable home for early retirement and to fully appreciate the property we would recommend an early viewing. It comprises:-

DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE PORCH

Glazed door off to:

HALLWAY

Two cupboards, one containing the Worcester combination boiler.

LOUNGE 17'9 x 10'10 (5.41m x 3.30m)

Distant Downland views over rooftops.

DINING AREA 10'9 x 7'11 (3.28m x 2.41m)

Distant Downland views over rooftops.

KITCHEN 9'5 x 7'1 x 10'9 (2.87m x 2.16m x 3.28m)

Re-Fitted kitchen. Double glazed door to side.

BEDROOM ONE 11' x 10'11 (3.35m x 3.33m)

Fitted wardrobe/cupboards.

BEDROOM TWO 10'11 x 10'9 (3.33m x 3.28m)

Fitted wardrobe/cupboards.

BATHROOM

OUTSIDE

Front driveway providing off road parking for 2 vehicles leading to GARAGE:

Front gardens mainly laid to lawn with mature shrubs. Enclosed side porch leading to the rear garden. The rear garden is enclosed by mature hedging and timber fencing mainly laid to lawn with a wealth of shrubs and planting. Greenhouse & Patio Area.

TENURE

Freehold (To be confirmed)

SERVICES

All mains are available.

COUNCIL TAX

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

