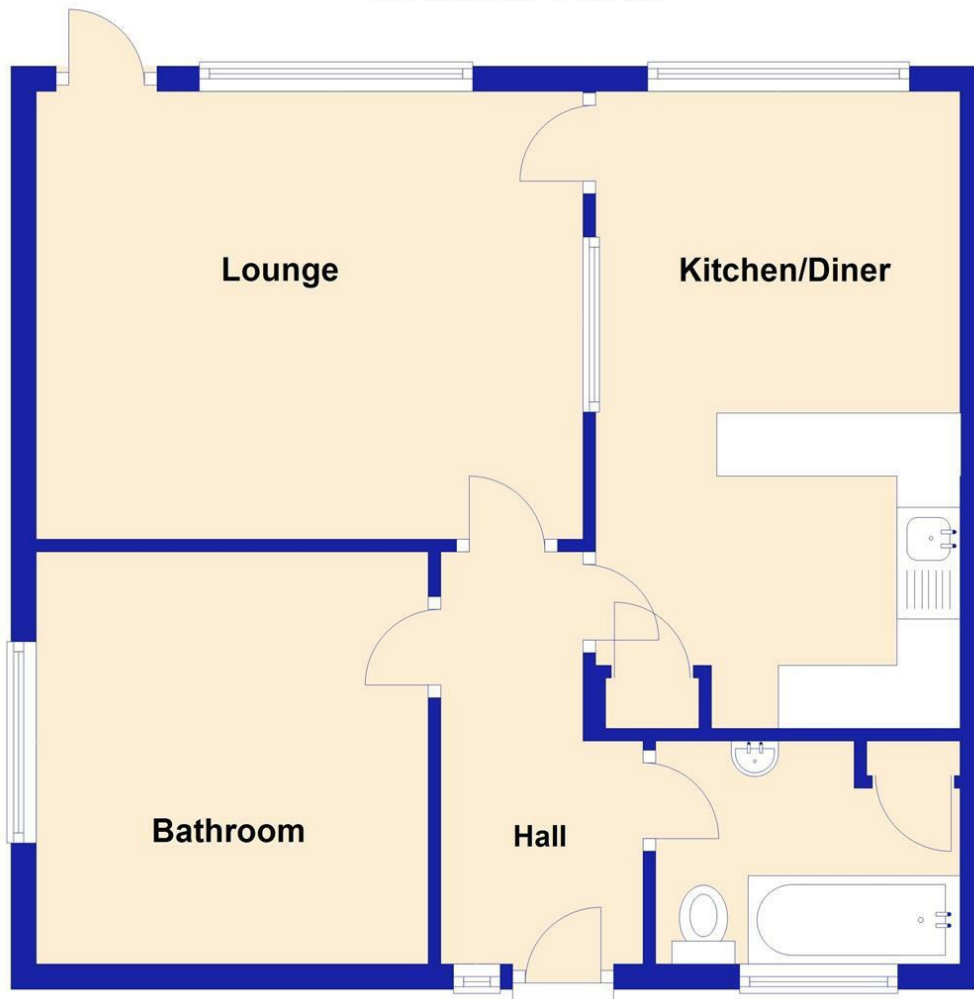
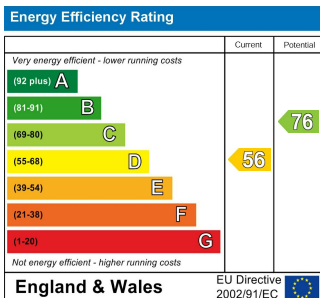


# Ground Floor



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.

LOVE WHERE YOU LIVE

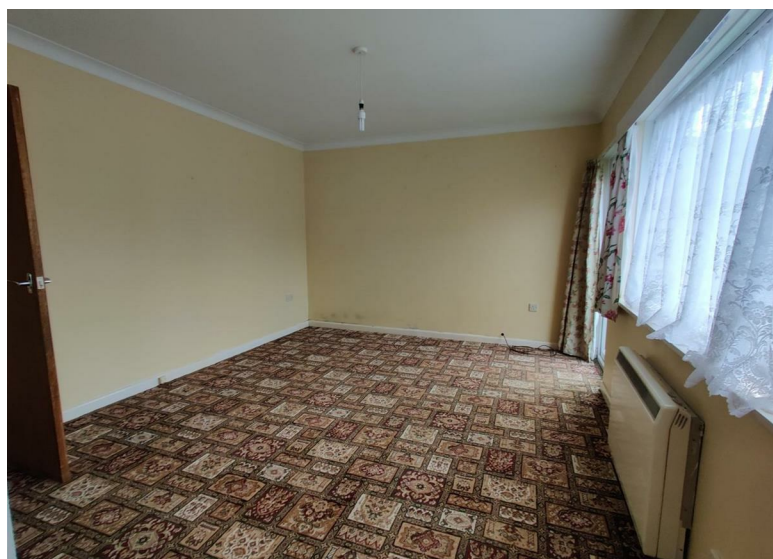
46 REGENT STREET  
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01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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**\*\*CASH BUYERS ONLY\*\*** Situated on a quiet cul-de-sac this spacious ground floor garden flat is ready to have the new buyers put their stamp on. The property benefits having its own private gardens both front and rear as well as a Garage en-bloc. The accommodation briefly comprises private entrance both front and rear, Bedroom, Bathroom, Kitchen/Diner, and Lounge leading to enclosed terrace area. The property is warmed by electric heating and has uPVC double glazed windows and doors.

The property does require bringing up to modern day tastes but we feel this is reflected in the price. We highly recommend an internal viewing to appreciate the size of the accommodation on offer. It comprises;

<https://www.cliveemson.co.uk/properties/254/62/>

**UPVC DOUBLE GLAZED ENTRANCE DOOR TO:**

#### **ENTRANCE HALL**

#### **LOUNGE 14'5 x 11'8 (4.39m x 3.56m)**

Double glazed window and door to front garden.

#### **KITCHEN/DINER 16'7 x 9'3 (5.05m x 2.82m)**

Window to front aspect.

#### **BEDROOM 10'9 x 10'2 (3.28m x 3.10m)**

Window to side aspect.

#### **BATHROOM**

Three piece coloured suite. Cupboard housing the hot water cylinder. Window to rear.

#### **OUTSIDE**

To the front of the property from the lounge you have direct access to a terrace area which is enclosed by railings. Gate to the private front garden, laid to lawn with a variety of mature shrubs. To the rear the garden is laid with a patio area with flower borders and drying line facility. There is also a garage en-bloc.

#### **SERVICES**

Mains electric, water & drainage.

#### **TENURE**

Freehold. (Note this is for cash buyers only, no mortgage would be granted on the property)

#### **COUNCIL TAX**

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

