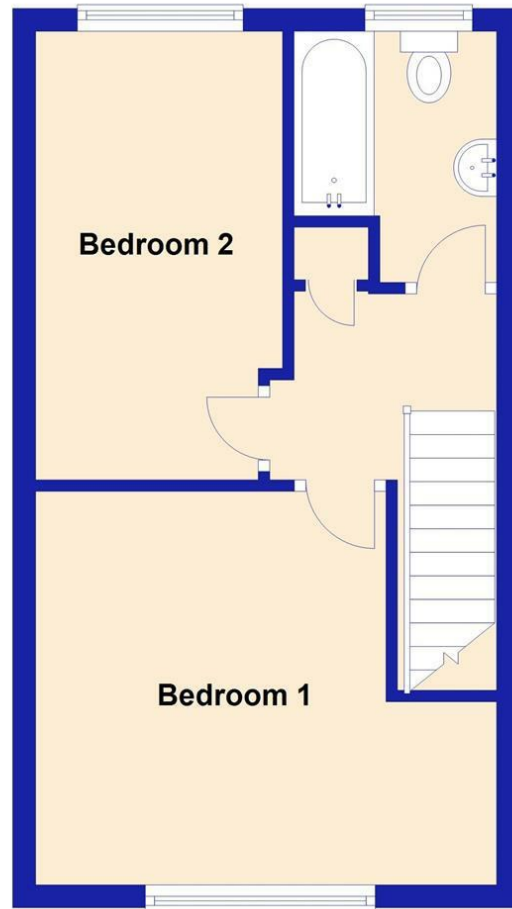


## Ground Floor



## 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>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
<b>74</b>	
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.

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- **\*\*\*ATTENTION INVESTORS\*\*\*** • **2 BEDROOM END OF TERRACE HOUSE** • **MODERN WHITE BATHROOM SUITE** • **OPEN PLAN LOUNGE** • **SMALL COURTYARD GARDEN** • **DOUBLE GLAZING** • **GAS CENTRAL HEATING** • **CLOSE TO TOWN CENTRE**

**\*ATTENTION INVESTORS\*** this property is being offered for sale with a ready made tenant who is in situ on an AST at a current rent of £750 per calendar month and who has expressed a wish to stay at the property. The property is a modern end of terrace house within a mews style development that is within easy walking of local shops and amenities that include doctors surgery, bus terminus and a railway station that connects to the mainland via and Ryde to Portsmouth passenger ferries.

The property benefits from GSH, UPVC double glazing and a courtyard garden.

It Comprises:

**Front door to open planned Sitting Room/ Kitchen D**

**24'6 x 13'3 max (7.47m x 4.04m max)**

**Cloakroom**

with low level W/C and wash basin.

**Upstairs to first floor/landing**

**Bedroom One 13'3 x 11'2 max (4.04m x 3.40m max)**

**Bedroom Two 12'11 x 7'2 max (3.94m x 2.18m max)**

**Bathroom/WC**

**Outside**

Access from the side of the house or the kitchen area enclosed courtyard area.

**Services**

All mains provided

**Tenure**

Freehold (TBC)

**Council Tax**

Band B





