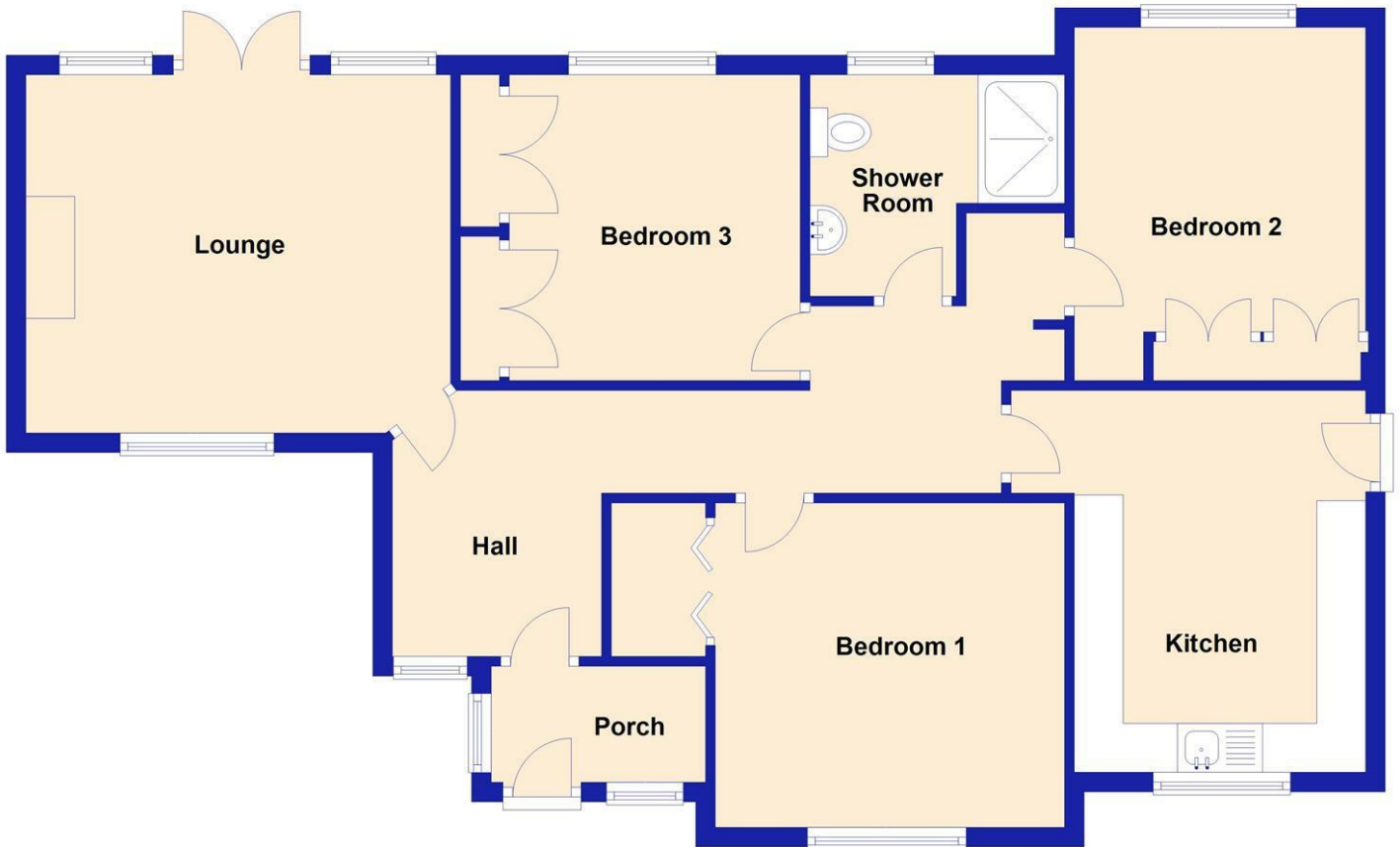


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(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.

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ENCLOSED ENTRANCE PORCH 7'2 x 3'11 (2.18m x 1.19m)

ENTRANCE HALL

LOUNGE 14'8 max x 12' max (4.47m max x 3.66m max)

KITCHEN 12'2 x 9'9 exclusive of recess (3.71m x 2.97m exclusive of recess)

BEDROOM ONE 12'1 x 10'11 (3.68m x 3.33m)

BEDROOM TWO 9'10 x 10'4 (3.00m x 3.15m)

BEDROOM THREE 10'3 9'11 (3.12m 3.02m)

SHOWER ROOM/WET ROOM

OUTSIDE

To the front of the property there is a mainly lawned garden enclosed by a low brick wall with concrete hardstanding providing parking for one/two cars.

WORKSHOP AREA: 16'3 x 8'8 (4.95m x 2.64m)
Enclosed rear garden mainly laid to lawn with concrete patios and terrace area accessed from the lounge. Timber shed and garden chalet. The garden backs onto the local football ground.

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

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

