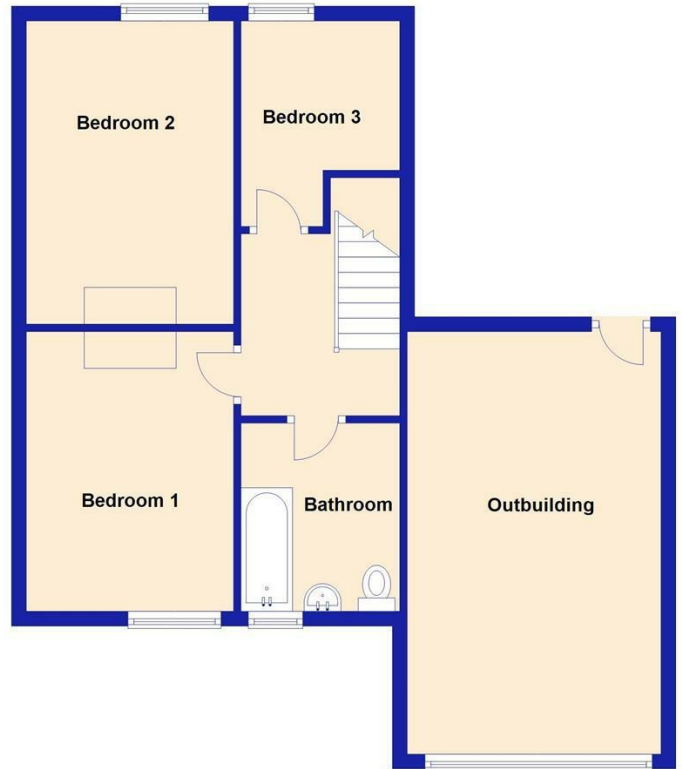


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	1
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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GROUND FLOOR

RECESSED COVERED ENTRANCE

GLAZED PANELLED FRONT DOOR TO

LOUNGE 11'2 x 13'5 (3.40m x 4.09m)

LOBBY AREA WITH STAIRS OFF

DINING ROOM 17'4 x 12'6 (5.28m x 3.81m)

With gas fired AGA

KITCHEN/BREAKFAST ROOM 11'4 x 19'1 (3.45m x 5.82m)

Replacement half glazed door to outside

STAIRS TO FIRST FLOOR & LANDING

BEDROOM ONE 9'8 x 13'2 (2.95m x 4.01m)

BEDROOM TWO 9'3 x 13'4 (2.82m x 4.06m)

BEDROOM THREE 7'4 x 6'8 (extending to 9'9) (2.24m x 2.03m (extending to 2.97m))

BATHROOM

OUTSIDE

From the road the gardens extend to the rear and the sides and back on to the Chine stream. Timber storage shed. External stone steps leading to out-building measuring overall: 18'11 x 11'4 (5.77m x 3.45m) and currently sub-divided into three areas.

SERVICES

Mains electricity, gas & water. Drainage to be confirmed.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

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

