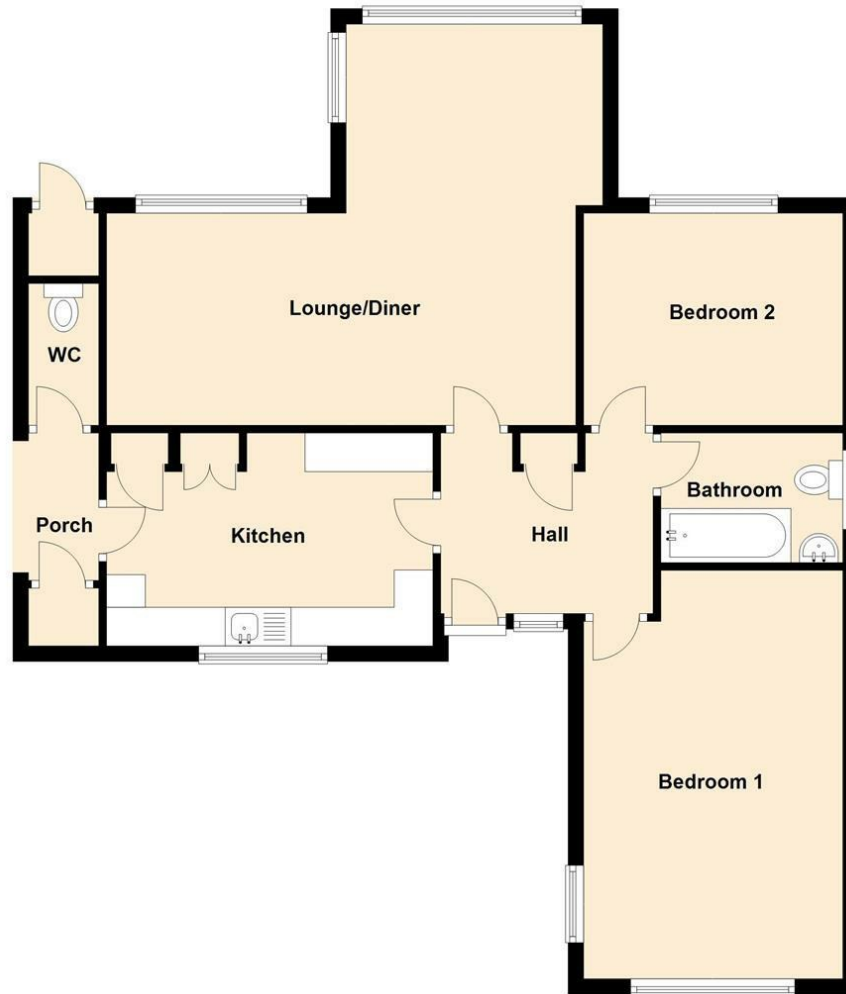


## Ground Floor



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		66	
(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](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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- DETACHED BUNGALOW • MATURE GARDENS • L-SHAPED LOUNGE DINER • 2 BEDROOM • SINGLE GARAGE • DRIVEWAY • SUMMER HOUSE • GREENHOUSE

A "hidden gem" detached non-estate bungalow being well located at the end of a cul-de-sac section of the popular tree lined Victoria Avenue which is about 1 mile from the town centre shops and amenities and nearby there are many miles of delightful countryside walks.

The bungalow occupies a good sized plot and features and benefits include gas fired central heating UPVC double glazed doors and windows, a superb L-shaped lounge/diner with a southerly aspect, well kept established gardens to both the front and the rear and a detached single garage.

We would recommend an early viewing of the property as we believe the interest will be strong and it should be noted that the property is offered NO ONWARD CHAIN. It comprises:-

#### Covered Recess Entrance

#### Entrance Hall

with ceiling hatch to roof space

#### Lounge/Diner 20'1 max x 17'11 max (6.12m max x 5.46m max)

L- Shaped

#### Kitchen 13'10 x 8'10 (4.22m x 2.69m)

Cupboard housing Potterton Gas Fired Boiler

#### Bathroom/WC

#### Bedroom 1 17'4 max x 10'11 (5.28m max x 3.33m)

#### Bedroom 2 11'1 x 9'11 (3.38m x 3.02m)

#### Outside

To the front of the property there is a raised garden above road level with lawns and a variety of mature established shrubbery. A driveway/turning area leads to a detached single garage with up and over door and measuring 18' x 9'3 with power and light. The rear garden is also laid to lawn with established shrubbery and a patio area. Wooden Framed Greenhouse and Timber Summer House. Integrated under the main roof of the property there is a Garden Store, Outside WC and Store Cupboard

#### Services

All mains are available.

#### Tenure

Freehold (TBC)

#### Council Tax

Band E

#### NB:

The furniture is available by separate negotiation.

