

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			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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.

LOVE WHERE YOU LIVE

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SHANKLIN
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£425,000



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A detached, spacious, non estate bungalow being well located at the end of a quiet cul-de-sac but being within about 1 mile of the town centre and close by is a convenience store.

The well planned accommodation benefits from gas fired central heating, replacement UPVC double glazing, conservatory, integral studio accommodation and in/out driveway that provides ample parking and an enclosed rear garden that enjoys a southerly aspect.

The accommodation would seem to offer flexibility and to fully appreciate its attributes we would recommend an internal viewing. It comprises:-

Recessed Front Door

leading to Entrance Hall.

Bedroom 1 12'8 into wardrobes x 13'11" into bay (3.86m into wardrobes x 4.24m into bay)

with

En Suite Shower Room

Bedroom 2 12'8 into wardrobes x 13'11 into bay (3.86m into wardrobes x 4.24m into bay)

Bedroom 3 9'1 x 9'3 into cupboard (2.77m x 2.82m into cupboard)

with cupboard housing Worcester Gas Fired Boiler.

Kitchen 13'7 max x 10'4 (4.14m max x 3.15m)

Dining Area 12'6 excl recess x 10' 5 max (3.81m excl recess x 3.05m 1.52m max)

Lounge 12' x 17'9 (3.66m x 5.41m)

Conservatory 14'9 x 10'6 (4.50m x 3.20m)

Studio Accommodation

accessed from the lounge and comprising:-

Open plan Sitting Room/Kitchen 17'4 x 8'10 (5.28m x 2.69m)

Door to outside.

Bedroom 12'8 exc of recess x 8'5 (3.86m exc of recess x 2.57m)

with

En Suite Shower Room

Outside

To the front of the property there is an in/out gravel driveway providing ample parking. Side access leading to enclosed rear garden being mainly laid to lawn with patio area, 2 sheds and greenhouse . The rear gardens enjoy a southerly sunny aspect.

Services

All mains services available

Tenure

Freehold (TBC)

Council Tax

Band E (can be confirmed by IW council)



