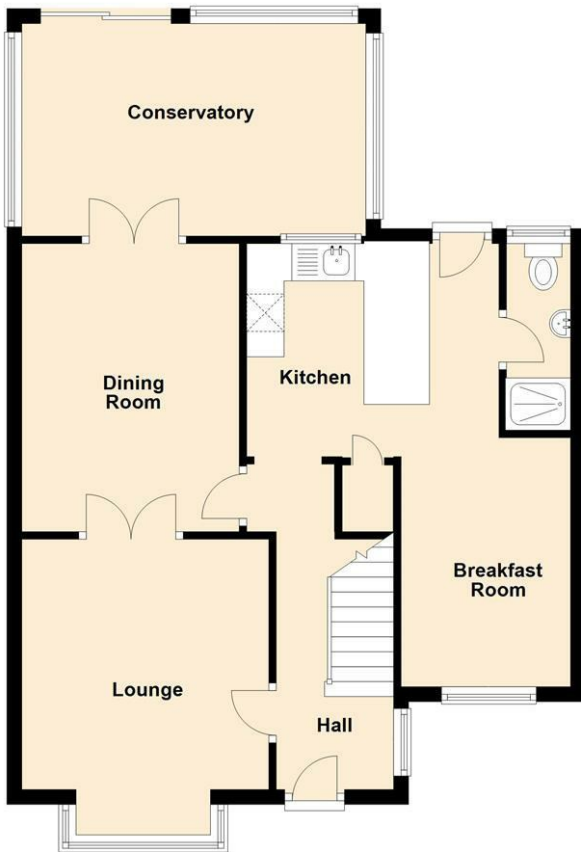


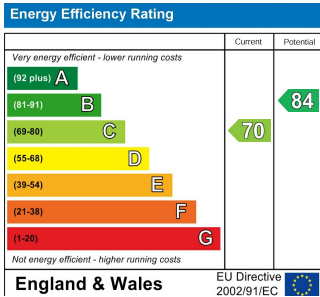
### Ground Floor



### First Floor



Floorplans are not to scale and for guidance only



### 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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- SEMI DETACHED HOUSE • 4 BEDROOMS • LOFT ROOM • CONSERVATORY • ENCLOSED GARDEN & PARKING • BATHROOM AND GROUND FLOOR SHOWER ROOM

A semi detached house being towards the outskirts of the town but being within an approximate 1 mile of the shops and amenities and also the Esplanade and beach which is approached from Hope Road. Features and benefits to the accommodation include a two story extension, a conservatory to the rear, gas fired central heating and replacement uPVC double glazed windows. There is parking for up to three cars to the front and an enclosed garden with a good sized store to the rear. To fully appreciate this spacious house we would recommend an internal viewing. It comprises:

## Ground Floor

### Entrance Hall

**Lounge 13'7 into bay x 10'11 (4.14m into bay x 3.33m)**

French doors into Dining Room

**Dining Room 10'11" max x 9'10" max (3.33 max x 3.00m max)**

**Conservatory 15'1 x 9'4 (4.60m x 2.84m )**

**Kitchen 10' x 12'3 (3.05m x 3.73m)**

**Breakfast Area 9'7 x 7'5 (2.92m x 2.26m)**

**Shower Room**

**Stairs to First Floor and Landing**

**Bedroom 1 17'6 x 7'5 (5.33m x 2.26m)**

**Bedroom 2 13' x 10' max (3.96m x 3.05m max)**

**Bedroom 3 11'4 x 8'11 exc of recess (3.45m x 2.72m exc of recess)**

From this bedroom there is a fold down wooden ladder leading to

**Loft Room 14'2" x 10'7" (4.32m x 3.23m)**

with sloping ceilings, Velux window over looking the rear and under eaves storage.

**Bedroom 4/Box Room 10' x 6'2 (3.05m x 1.88m)**

**Bathroom/WC**

## Outside

As mentioned the property has a block paved driveway at the front for up to three cars. To the rear there is a garden with a slightly raised deck area and patio area being mainly laid to lawn, outside power point and a good sized block built store 18'10 x 7'3 with front double doors and side door.

## Services

All mains are available

## Tenure

Freehold

## Council Tax

Band C





