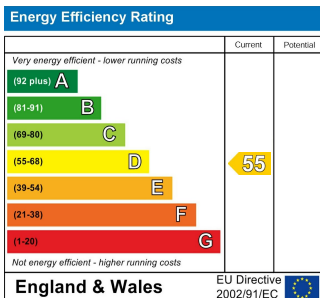




Floorplans are not to scale and for guidance only



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

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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PO37 7AA

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SALES@ARTHUR-WHEELER.CO.UK
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16
VICTORIA AVENUE
SHANKLIN
PO37 6PN

£375,000



01983 868 333
www.arthur-wheeler.co.uk



- SUBSTANTIAL 4/5 BEDROOM HOUSE • POPULAR LOCATION • GARAGE & GARDENS • MODERNISATION REQUIRED • AMPLE OFF ROAD PARKING • CHAIN FREE

A most attractive extended semi-detached Victorian/Edwardian house retaining many of its original features. The property does require modernisation to bring up to modern day tastes. Internally, the house offers good sized 4/5 bedroom accommodation again with many original features such as coving and corbeled archways. Outside is ample off road parking and a Garage.

The house is well situated on a tree lined avenue and is within ½ of a mile radius of most of the Town's amenities including shops, bus stops, supermarkets, Railway Station, Esplanade and beach etc. The very attractive Old Village area of the Town is only about a 400 yard walk. The accommodation is warmed by gas fired central heating and in our opinion this property would make a lovely family home It comprises:-

PORCH

ENTRANCE HALL

LOUNGE 16'4 into bay x 13'11 (4.98m into bay x 4.24m)

DINING ROOM 12'5 x 12 (3.78m x 3.66m)

BREAKFAST ROOM 12'8 x 12'7 (3.86m x 3.84m)

KITCHEN 12'7 x 11'11 max being "I" shaped (3.84m x 3.63m max being "I" shaped)

BEDROOM 5/OFFICE 11'6 x 8'9 (3.51m x 2.67m)

UTILITY ROOM 8'5 x 7'4 (2.57m x 2.24m)

SHOWER ROOM

FIRST FLOOR; Landing

BEDROOM 1 15'4 into bay x (4.67m into bay x)

BEDROOM 2 12'6 x 12 (3.81m x 3.66m)

BEDROOM 3 12'11 x 11'10 (3.94m x 3.61m)

BEDROOM 4 9'11 x 8'10 (3.02m x 2.69m)

SEPARATE WC

BATHROOM

GARAGE 9' reducing to 7'8 x 14'11 (2.74m reducing to 2.34m x 4.55m)

OUTSIDE

Front; to the front, there is a Garden that is mainly

laid to grass with mature shrubs and steps up to the front door.

Side; DRIVEWAY providing off road parking for three vehicles leading to GARAGE.

REAR; Rear Garden being terraced with patio area and garden area being mainly laid to lawn with a variety of mature shrubs and trees (the garden is overgrown so not all of the garden area has been inspected).

SERVICES - All mains available

TENURE - Freehold (to be confirmed)

COUNCIL TAX - Band E



