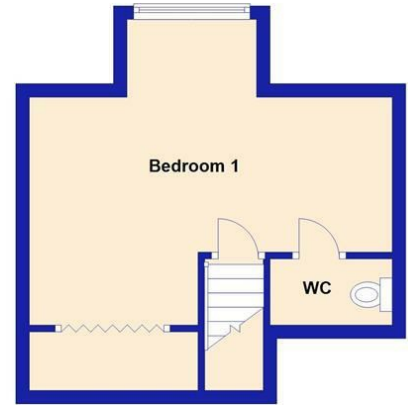


Ground Floor



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			81
(69-80) C			
(55-68) D		57	
(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.

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- LINK DETACHED CHALET BUNGALOW • THREE BEDROOMS • PRIVATE ROAD • AMPLE PARKING & GARAGE • SUPER GARDENS • GAS CH & UPVC DG

A link detached (by garage only) chalet style bungalow being well situated on a private road in a sought after rural location that is only about 1.5 miles from the town centre. Nearby there are many footpaths and bridleways offering many miles of delightful countryside walks.

Features and benefits include, gas fired central heating, replacement uPVC double glazed windows, ample parking, a garage and super well tended gardens to both the front and the rear with a number useful outbuildings. It comprises:

REPLACEMENT FRONT DOOR TO

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 17'2 x 12'1 (5.23m x 3.68m)

L-SHAPED DINING ROOM 12'10 x 15'3 (3.91m x 4.65m)

LOGGIA AREA 8' x 5'2 (2.44m x 1.57m)

KITCHEN 8'8 x 12'10 (2.64m x 3.91m)

BREAKFAST ROOM 10'2 x 11'8 (3.10m x 3.56m)

BEDROOM TWO 12'2 x 10'5 (3.71m x 3.18m)

BEDROOM THREE 9'6 x 10'11 (2.90m x 3.33m)

BATHROOM

STAIRS LEADING TO FIRST FLOOR

BEDROOM ONE 17'1 x 8'3 extending to 15'2 into dormer area (5.21m x 2.51m extending to 4.62m into dormer area)

WC

OUTSIDE

To the front there is a concrete hardstanding for two cars with an additional driveway providing extra parking and leading to a SINGLE GARAGE 16'6 x 9'1 (5.03m x 2.77m) with double doors, power & light. Wall hung Glow-Worm gas fired boiler supplying domestic hot water and central heating.

To the front of the property there is an enclosed front garden which is part laid to lawn and is well stocked with a variety of mature shrubbery and trees etc. Side path and gate leading to enclosed rear garden which is part laid to lawn with two patio areas. Outbuildings including WC/Store, Chalet 11'5 x 9'5 with power & light and two further sheds.

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

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

