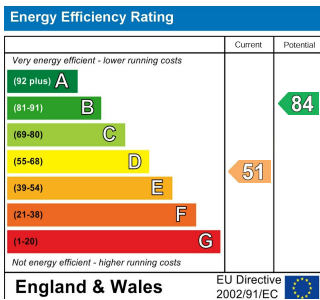


Ground Floor



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

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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



1
WITBANK CLOSE
SHANKLIN
PO37 7DQ

Offers In Excess
Of £350,000



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



• 3 BED DETACHED BUNGALOW • EN SUITE TO MASTER

BEDROOM • CONSERVATORY • PARKING • CHAIN FREE • CUL DE SAC LOCATION

An attractive Detached Bungalow, being the first property in a small cul-de-sac which is well located, being about 1/3 of a mile from the Town Centre and the many amenities including the Railway Station. Nearby there is a convenience store being approximately 150 yards.

The spacious accommodation has been extended and altered and provides a Master Bedroom with en-suite and a conservatory. Benefits include gas fired central heating and replacement uPVC double glazing. Outside there is parking to the front and an easy to maintain garden to the rear.

RECESSED PORCH

ENTRANCE HALL

built in cupboard with gas boiler, loft access.

LIVING ROOM 12'2 x 12'5 (3.71m x 3.78m)

MASTER BEDROOM 14'3 (average and excluding wardrobes) x 13'4 (4.34m (average and excluding wardrobes) x 4.06m)

EN SUITE SHOWER ROOM

BEDROOM 2 10' x 10'6 (3.05m x 3.20m)

BEDROOM 3 10' x 10'4 (3.05m x 3.15m)

BATHROOM

KITCHEN/BREAKFAST ROOM 13'4 x 8'5 (4.06m x 2.57m)

CONSERVATORY 10'3 x 6'8 (3.12m x 2.03m)

OUTSIDE

The enclosed front garden is laid mostly to grass with some shrubs and there is a concrete driveway for 1-2 cars.

The rear garden is enclosed by fencing and is laid mostly to grass with paved terrace area, a timber garden shed/greenhouse.

TENURE

Freehold (to be confirmed)

SERVICES

All mains available.

COUNCIL TAX

Band D



