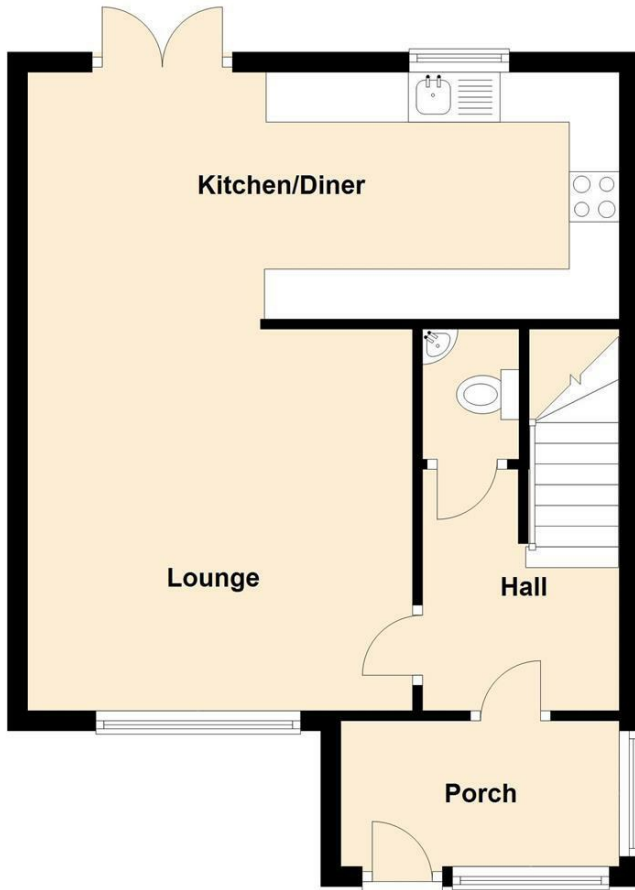
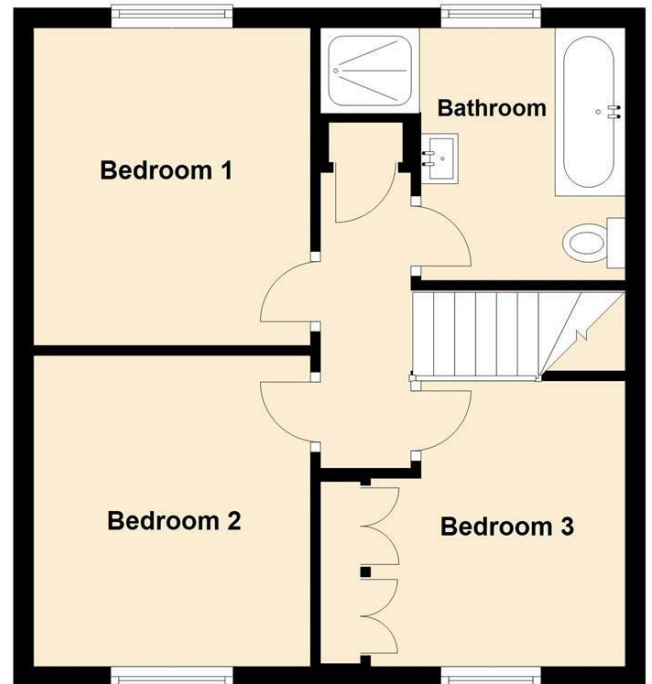


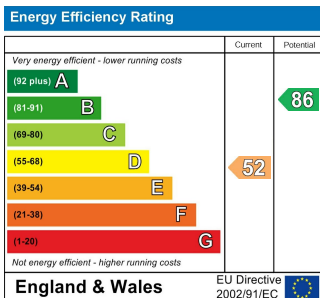
Ground Floor



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

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

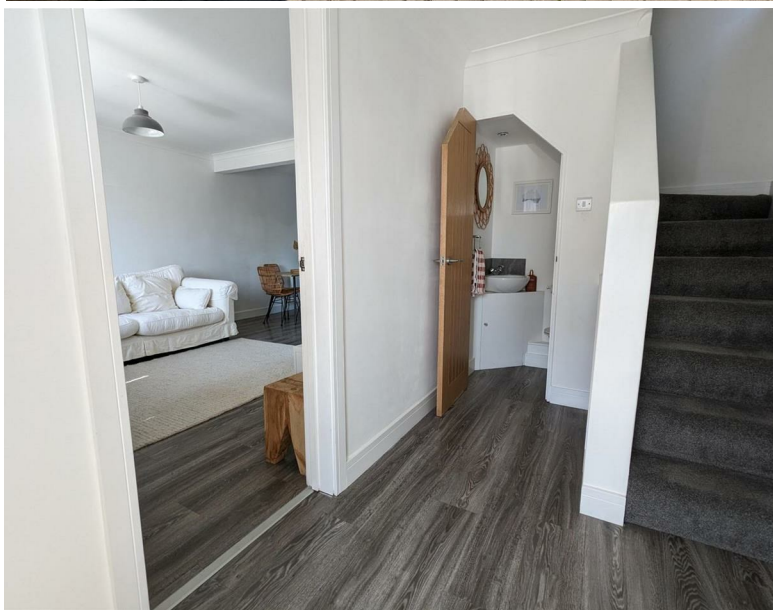
46 REGENT STREET
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01983 868 333
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HILLCREST ROAD
ROOKLEY
PO38 3PB

£280,000



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www.arthur-wheeler.co.uk



• END TERRACE HOUSE • 3 BEDROOMS • GARAGE • OFFICE/SUMMER HOUSE • SUPERB ORDER
THROUGHOUT • OFF ROAD PARKING

This lovely 3 Bedroom end of terrace house is situated at the end of a cul-de-sac in the popular residential development. Nearby is a main bus service, local store and superb countryside walks. The property has been upgraded in recent times to in our opinion a high standard. Benefits include Superb Kitchen/Diner with integrated appliances with French doors to the rear Garden. Lounge and separate WC on the ground floor. With 3 bedrooms on the first floor and bathroom with bath and shower. Outside, to the front of the property is a driveway providing parking for 1 vehicle and a GARAGE en-bloc. Gated side access leading to the rear Garden which is split into two sections one being decked with lovely open aspect the second being laid to artificial grass. Path leading to the insulated SUMMER HOUSE/OFFICE 17'5 x 7'6 with power light and water. uPVC double glazed French patio doors and window. To truly appreciate the superb family home we highly recommend an internal viewing. It comprises;

ENTRANCE PORCH

light and water. uPVC double glazed French patio doors and window.

ENTRANCE HALL

Garage En-block

LOUNGE 12'7 x 12'6 (3.84m x 3.81m)

TENURE - Freehold (to be confirmed)

Opening too;

SERVICES - Mains Water, Drainage, Electric

KITCHEN/DINER 19'5 x 8'1 (5.92m x 2.46m)

COUNCIL TAX - Band B

Fitted Fridge, Freezer, Twin Ovens, Hob and Dishwasher.

FIRST FLOOR

LANDING



Utility Cupboard

BEDROOM 1 10'5 x 9'6 (3.18m x 2.90m)

BEDROOM 2 10'5 x 9'6 (3.18m x 2.90m)

BEDROOM 3 9'10 reducing to 6'7 x 9'6 max (3.00m reducing to 2.01m x 2.90m max)

Fitted Wardrobes

BATHROOM

Fitted with four piece suite of Shower, Bath, Vanity Sink and WC

OUTSIDE

Front: Brickette Driveway providing parking for one vehicle. Raised flower borders, and gated side access to;

Rear: The rear garden is split into two areas with a decked area closest the house with lovely open aspect. The second area is laid to artificial grass with a Summer House/Office 17'5 x 7'6 with power,



