

Ground 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			
(69-80) C			
(55-68) D		65	76
(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.

LOVE WHERE YOU LIVE

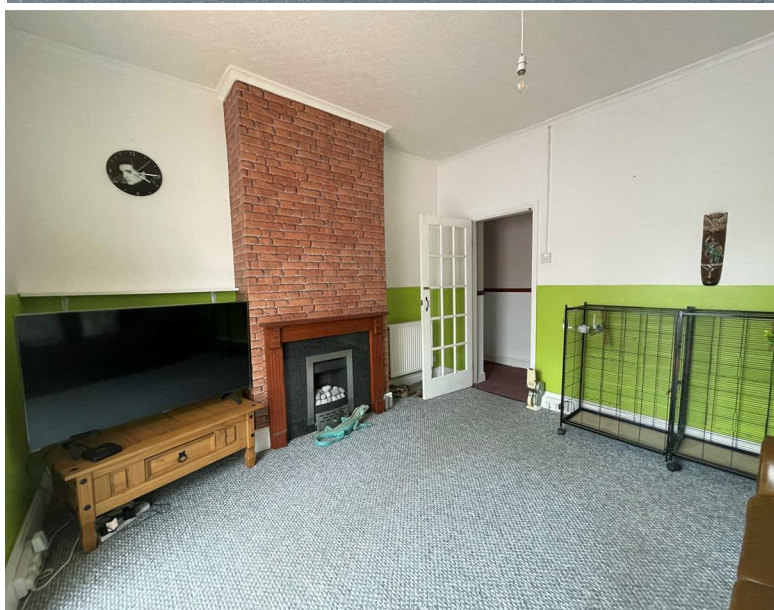
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FLORA COTTAGE
MORTON ROAD
SANDOWN
PO36 0BN

£250,000



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• **DETACHED BUNGALOW** • **2 BEDROOMS** • **GAS CENTRAL HEATING** • **GARDEN**

A link-detached bungalow being situated on the junction of Morton Road and Marshcombe Shute and offering easy access to the popular Yarbridge Inn which is well renowned for its good food. Also within Brading is a good local convenience store situated on the High Street.

The spacious accommodation benefits from gas fired central heating and replacement uPVC double glazed windows. Outside there is a garden to the side of the property. It comprises:

ENTRANCE PORCH

leading to Hallway

BEDROOM 1 11'9 max x 12' (3.58m max x 3.66m)

BEDROOM 2 12'7 max x 11'11 (3.84m max x 3.63m)

LIVING ROOM 12'5 max x 1'10 (3.78m max x 0.56m)

leading to

SUN ROOM 27'3 x 7'10 (8.31m x 2.39m)

KITCHEN/DINING AREA 17'4 x 12' (5.28m x 3.66m)

with Glow-Worm Gas Fired boiler

SHOWER ROOM

UTILITY AREA 9'5 x 4'8 (2.87m x 1.42m)

OUTSIDE

As mentioned there is a garden to the side of the property being mainly laid to lawn.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band B

