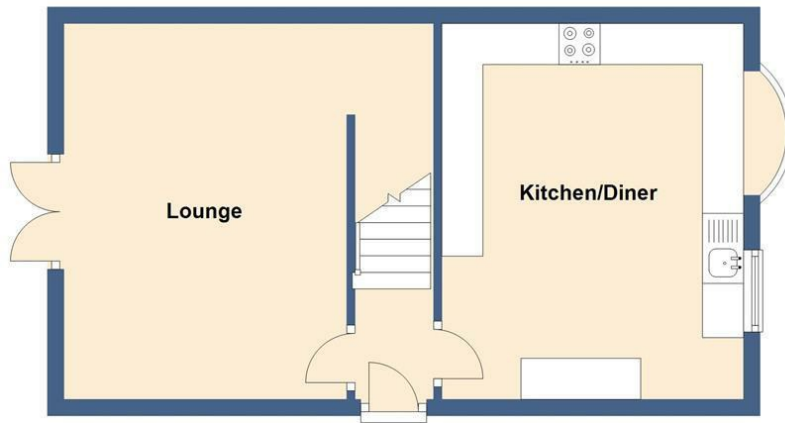
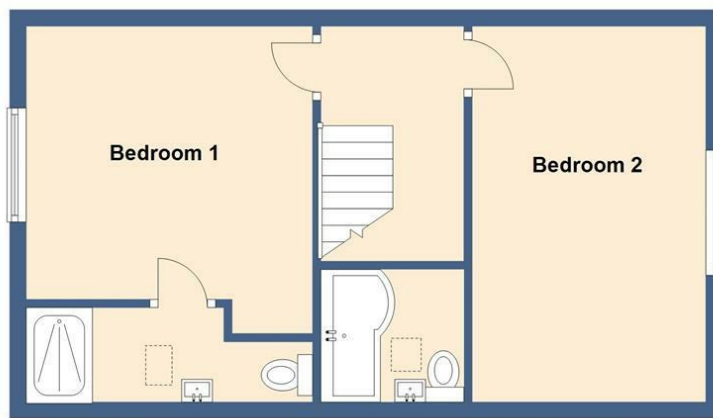


Ground Floor



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		84
(81-91) B		
(69-80) C	65	
(55-68) D		
(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

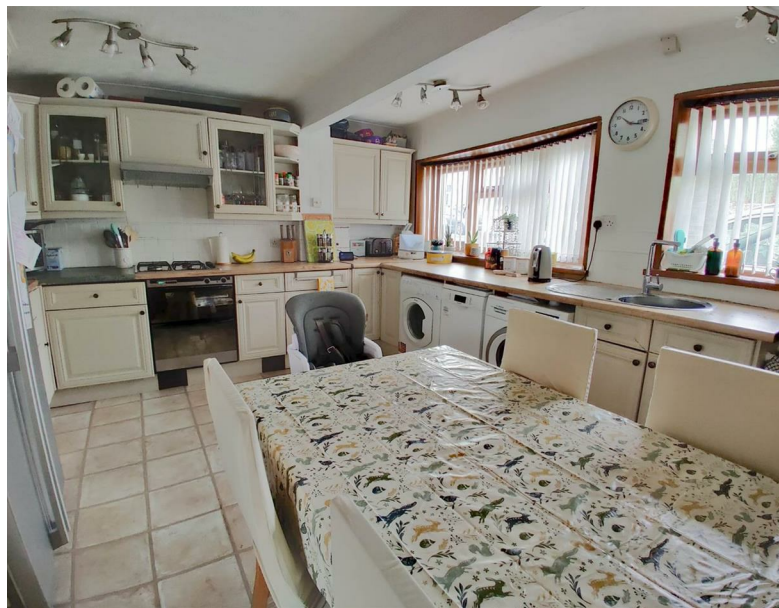
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



2
ST. JOHNS ROAD
SHANKLIN
PO37 7NR

£220,000



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



- DETACHED HOUSE • 2 BEDROOMS • OFF ROAD PARKING • EN SUITE TO THE MASTER BEDROOM • COURTYARD GARDEN • KITCHEN/DINER

Situated within walking distance of the main town of Shanklin with it's many amenities, pretty Old Village area, Beach and Esplanade this lovely Detached 2 Bedroom Cottage would make the perfect lock up and leave holiday home or family home.

The property has a good size Kitchen/Diner, Lounge with access to a courtyard style Garden and en-suite facilities to the main bedroom. Off road Parking, Gas Central Heating and uPVC double glazed windows.

uPVC double glazed entrance door leading to:

ENTRANCE HALL

LOUNGE 15'0" x 11'3" (4.56 x 3.42)

KITCHEN/DINER 15'0" x 12'0" (4.58 x 3.65)

FIRST FLOOR AND LANDING

BEDROOM ONE 11'3" x 10'7" (3.44 x 3.22)

EN SUITE

BEDROOM TWO 15'4" x 9'6" (4.68 x 2.9)

BATHROOM

OUTSIDE

The property has off road parking for one vehicle. The rear Garden is a courtyard style Garden and enclosed by brick walling and laid to patio.

SERVICES

All mains available

TENURE

Freehold (To be confirmed).

COUNCIL TAX

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

