



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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](mailto: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](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





17  
PRINCES WAY  
SHANKLIN  
PO37 7DU

£289,950



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





- **DETACHED BUNGALOW** • **THREE BEDROOMS** • **GAS CH** • **UPVC DOUBLE GLAZING** • **GARAGE AND GARDEN** • **IN NEED OF MODERNISATION**

A detached bungalow being towards the outskirts of a popular residential development of mainly similar properties and being about three quarters of a mile distant from Shanklin Town Centre and just over half of a mile from the Morrisons and Aldi superstores at Lake.

The accommodation, which is in need of modernisation, benefits from gas fired central heating and replacement double glazed windows. Additionally, the property benefits from a garage and garden area and subject to the necessary consents we feel there is potential to extend the accommodation into the existing garage and further more, there is potentially room to the side of the property to construct a detached garage. It comprises;

**ENTRANCE HALL**

with ceiling hatch to roof space.

**LOUNGE/DINER 22' 6 x 11'9 max (6.71m 1.83m x 3.58m max)**

**KITCHEN 9'5 x 8'4 (2.87m x 2.54m)**

**BEDROOM 1 12'8 x 9'10 (3.86m x 3.00m)**  
Dimensions inclusive of wardrobes.

**BEDROOM 2 9'9 x 9'10 (2.97m x 3.00m)**  
Dimensions inclusive of wardrobes.

**BEDROOM 3 8'11 x 9'10 (2.72m x 3.00m)**  
Dimensions inclusive of wardrobes.

**BATHROOM/WC**

**OUTSIDE**

Single garage 15'1 x 8' with manual roller door, power and light. Side door. Wall hung Worcester gas fired boiler.  
Side path and the majority of the garden is to the right hand side of the property and is mainly laid to lawn.

**SERVICES**

All mains are available.

**TENURE**

Freehold

**COUNCIL TAX**

Band D





