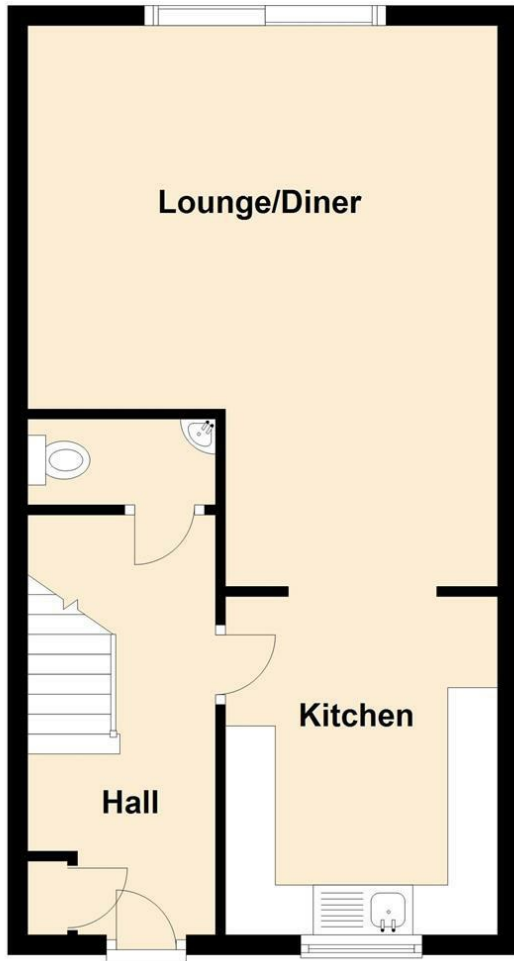
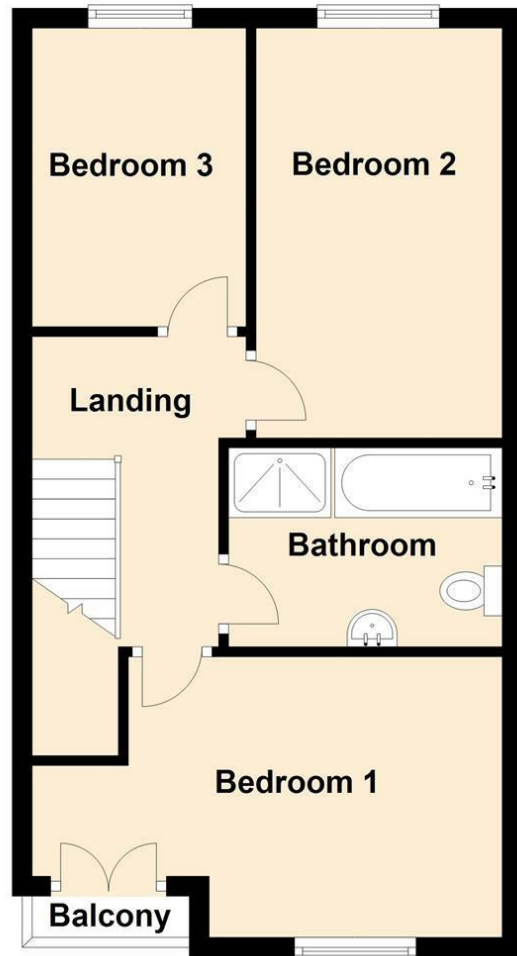


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		84	
(81-91) B			
(69-80) C			
(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](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.

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SHANKLIN  
ISLE OF WIGHT  
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01983 868 333  
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[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



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HIGH STREET  
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- 3 BED END OF TERRACE HOUSE • GAS CH AND UPVC DOUBLE GLAZING • CLOSE TO TOWN CENTRE • PARKING TO THE REAR

An end of terrace house constructed in recent years and being well located on the outskirts of the Town Centre with its good selection of shops and amenities. A little further away is the Esplanade beach and some popular pub/restaurants.

Benefits to the property include gas fired central heating, uPVC double glazed doors and windows and parking to the rear. The accommodation would seem to equally suit permanent living or a rental investment as either an assured shorthold tenancy or a holiday let. It comprises;

#### GROUND FLOOR

##### ENTRANCE HALL

with cloakroom with wash basin and WC.

**KITCHEN 11' 2 x 8'11 (3.35m x 2.72m)**

**LOUNGE/DINER L-Shaped 18'6 max x 15'6 max (5.64m max x 4.72m max)**

with double glazed sliding patio doors to rear.

##### Stairs to First Floor and Landing

**BEDROOM 1 12'exc of recess x 9'9 (3.66m exc of recess x 2.97m)**

with doors to balcony.

**BEDROOM 2 13'6 x 7'11 (4.11m x 2.41m)**

**BEDROOM 3 9'10 x 7'1 (3.00m x 2.16m)**

##### BATHROOM

with white suite comprising panel bath, pedestal wash basin and WC. Separate shower cubicle.

##### OUTSIDE

There is parking to the rear of the property.

##### SERVICES

All mains are available.

##### TENURE

Freehold

##### COUNCIL TAX

Band B

##### N.B.

Price includes fixtures and fittings less any personal items.



