



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](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  
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PO37 7AA

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2A  
LITTLESTAIRS ROAD  
SHANKLIN  
PO37 6HR

£1,200



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



- 3 BEDROOM HOUSE • SPACIOUS LIVING ROOM • MODERN KITCHEN WITH APPLIANCES • 3 TOILETS (1 SEPARATE ON EACH FLOOR) • 3 BEDROOMS (1 SINGLE 2 LARGE DOUBLES) • BATHROOM WITH BATH & SHOWER • OFF ROAD PARKING FOR 1 VEHICLE • COMMUNAL GARDEN TO FRONT

**TERRACED HOUSE:** This charming neutrally decorated property that offers the perfect blend of comfort and convenience. This delightful home boasts two reception rooms, new modern kitchen with integrated oven & ceramic hob, washing machine and fridge/freezer. The bathroom has a bath and oversized walk in shower with handheld and rainfall shower, three good sized bedrooms (two doubles & 1 single).

Situated in a prime location, this property is close to all amenities.

The property also benefits from communal garden, off road allocated parking space for one vehicle, Gas central heating, double glazed Upvc windows, cavity wall and loft insulation.

Restrictions: No smokers, pets. The Landlord/owner lives directly next door to the property.

### LIVING ROOM

Large spacious living room with new carpets, neutrally decorated, ornate fireplace. 1 double radiator, Upvc double glazing.

### KITCHEN

New modern kitchen with high gloss base & wall units, marble effect worktop. Washing machine, integrated oven & ceramic hob, tall fridge freezer included. Wood effect vinyl flooring.

### DOWNSTAIRS WC

Downstairs WC low level toilet with small vanity unit & sink. Wood effect vinyl flooring.

### SINGLE BEDROOM 1

Single bedroom with new carpets, neutrally decorated.

### LARGE DOUBLE BEDROOM 2

Large double bedroom with new carpet neutrally decorated double radiator and Upvc double glazing.

### LARGE DOUBLE BEDROOM 3

Large double bedroom with new carpet, neutrally decorated, double radiator, Upvc double glazing. (Bed can be removed)

### BATHROOM

Bathroom with white bath, low level toilet, oversized shower cubicle with waterfall shower & hand held shower, tall white towel rail. Wood effect vinyl flooring and marble effect wall panelling.

### OUTSIDE AREA

There is off road parking for 1 vehicle & large communal garden to the front. Access to property is through the communal garden with your own front door..

### COUNCIL TAX & EPC

COUNCIL TAX BAND D £2317.27 PER ANNUM

EPC C



