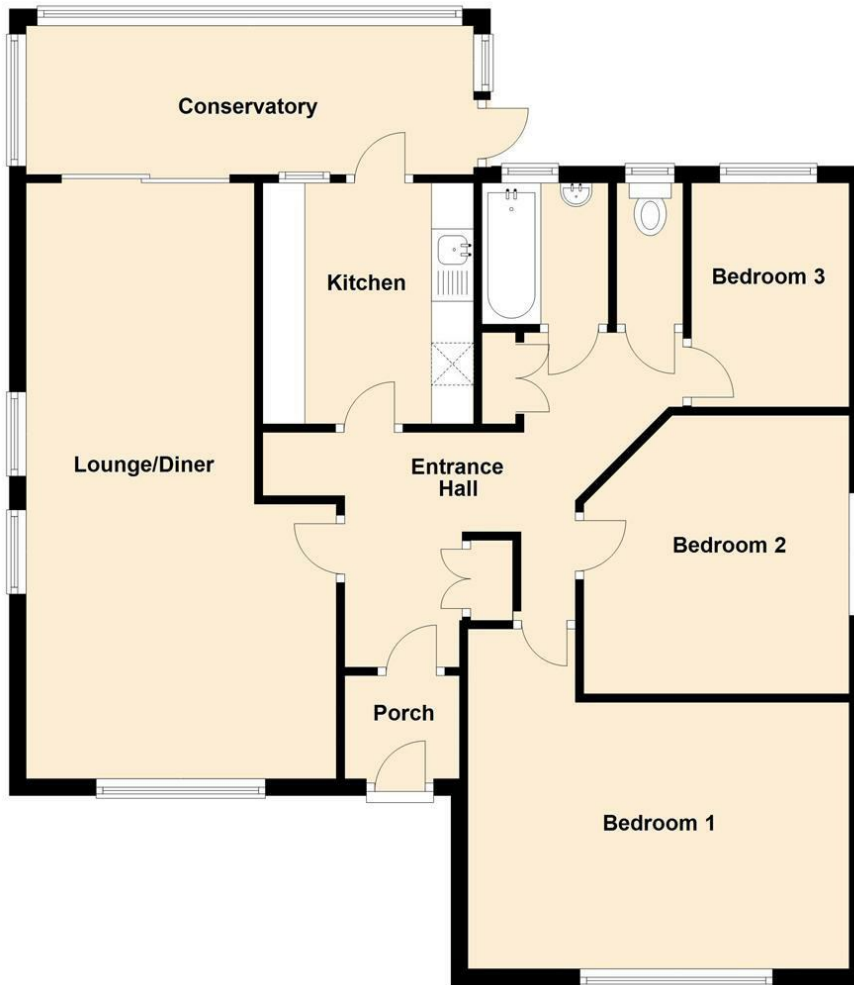


Ground Floor



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		80
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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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- DETACHED BUNGALOW • 3 BEDROOMS • ELECTRIC HEATING • REPLACEMENT WINDOWS • CONSERVATORY EXTENSION • PARKING AND GARAGE • GARDENS

A spacious detached bungalow being well located on a popular development of mainly similar properties, being part of a semi-rural environment in the popular village location of Whitwell. The main town of Ventnor with its many shops and amenities is about 3.5 miles distant.

The accommodation, which is warmed by electric heating, benefits from replacement uPVC double glazed doors and windows, a conservatory extension to the rear, parking, garage, gardens and from the rear elevations there are superb background views of the surrounding downland and countryside.

The property is offered with no onward chain and we would recommend an internal viewing. It comprises;

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

with linen cupboard and store cupboard.

LOUNGE/DINER 23' 4 x 12'1 reducing to 8'10 (7.01m

1.22m x 3.68m reducing to 2.69m)

Double Glazed Sliding Patio Door to

CONSERVATORY 17' x 5'8 (5.18m x 1.73m)

with door to garden.

KITCHEN 9'6 x 8'3 (2.90m x 2.51m)

BEDROOM 1 14'3 x 10'5 exclusive of door recess

(4.34m x 3.18m exclusive of door recess)

BEDROOM 2 10'9 max x 10'4 max (3.28m max x

3.15m max)

BEDROOM 3 8'10 x 6'3 (2.69m x 1.91m)

SEPARATE WC

BATHROOM

OUTSIDE

Driveway providing parking for two cars leading to semi detached single garage with up and over door and side door (unexamined). Open Plan front garden being mainly laid to lawn. Gate and side path leading to enclosed rear garden being mainly laid to grass with raised wooden deck area. Outside tap. Shed.

SERVICES

Mains electricity, water and drainage

TENURE

Freehold

COUNCIL TAX

Band D



