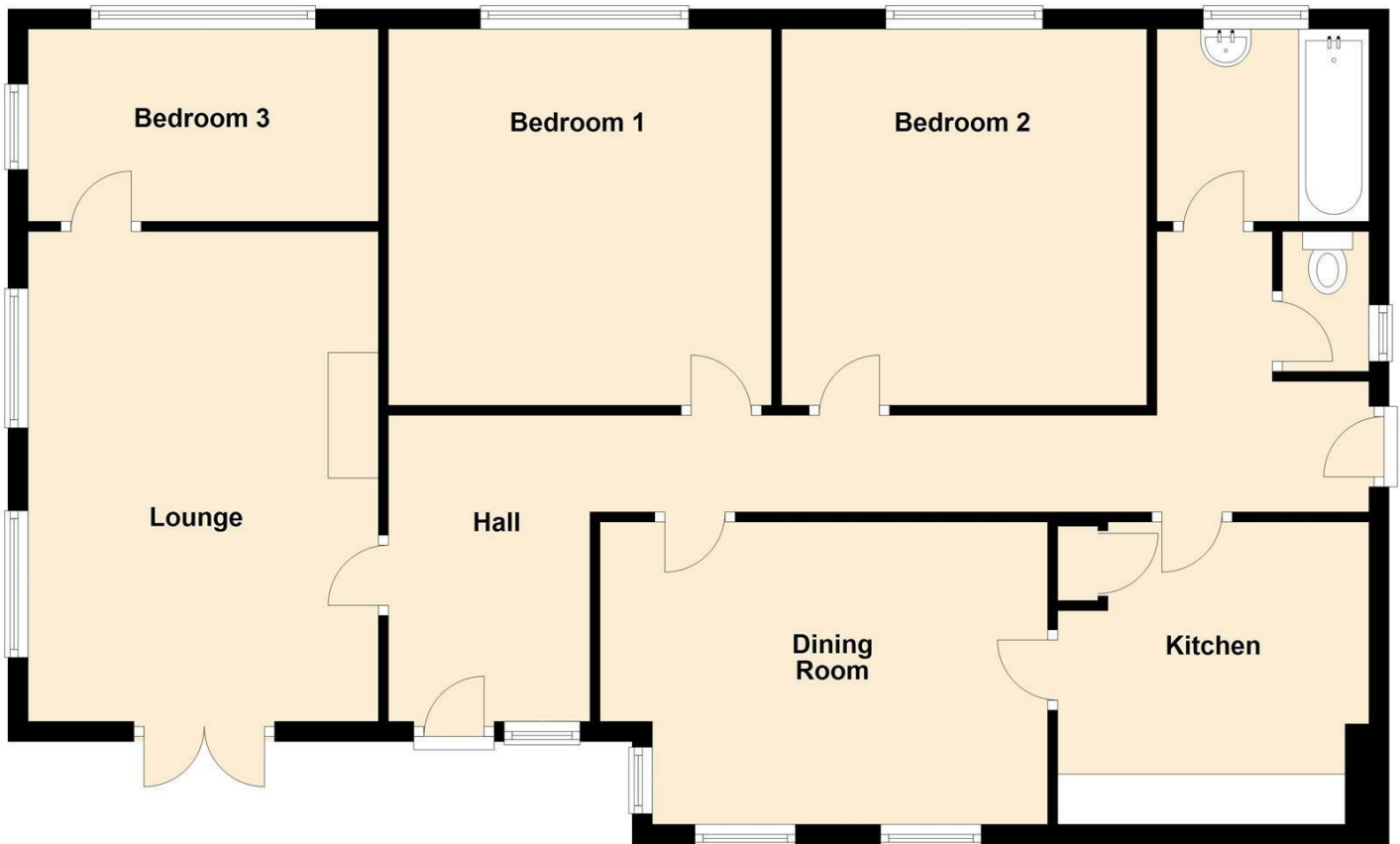


Ground Floor



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		79
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(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.

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PO38 2JQ

£365,000



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



- SPACIOUS DETACHED BUNGALOW • GOOD SIZE PLOT • IN NEED OF MODERNISATION • SEMI-RURAL LOCATION • PARKING & GARAGE • MATURE GARDENS

A spacious detached bungalow that is situated on a good size plot in a sought after semi-rural location, being well located towards the south of the Island.

By modern day standards the property is in need of renovation and refurbishment and is currently warmed by part electric heating with the benefit of replacement UPVC double glazed windows virtually throughout.

Outside there is a shared drive from Newman Road, which leads to a hard standing and a detached single garage. Furthermore, there are gardens to the front, side and rear of the garage.

The property is offered with no onward chain and we would recommend an early viewing as we believe there will be a high level of interest.

It comprises:

Entrance Hall

With ceiling hatch to loft space and side door to outside.

Lounge 11'4 (max) x 16' (3.45m (max) x 4.88m)

French doors onto front garden

Office/ Potential 3rd Bedroom 11'4 x 6'4 (3.45m x 1.93m)

Bedroom One 12'4 x 12'5 (3.76m x 3.78m)

Bedroom Two 12'5 x 11'11 (3.78m x 3.63m)

Bathroom

Suite of bath and pedestal wash basin

Separate W/C

Kitchen 9'11 x 8'4 (exclusive of recess) (3.02m x 2.54m (exclusive of recess))

Cupboard housing insulated cylinder with emersion

Dining Room 14'6 (max) x 9'11 (4.42m (max) x 3.02m)

With Aga

Outside

As previously mentioned there is a shared driveway from Newman Road to a block paved parking area for two cars, leading to a detached garage.

Enclosed garden area to the left side of the garage with garden shed. There are also gardens to the front and right hand side of the property.

Detached Garage 9'11 x 14'7 (3.02m x 4.45m)

with up and over door and side door.

Tenure

Freehold

Services

Mains electricity, water and drainage (TBC)

Council Tax

Band D



