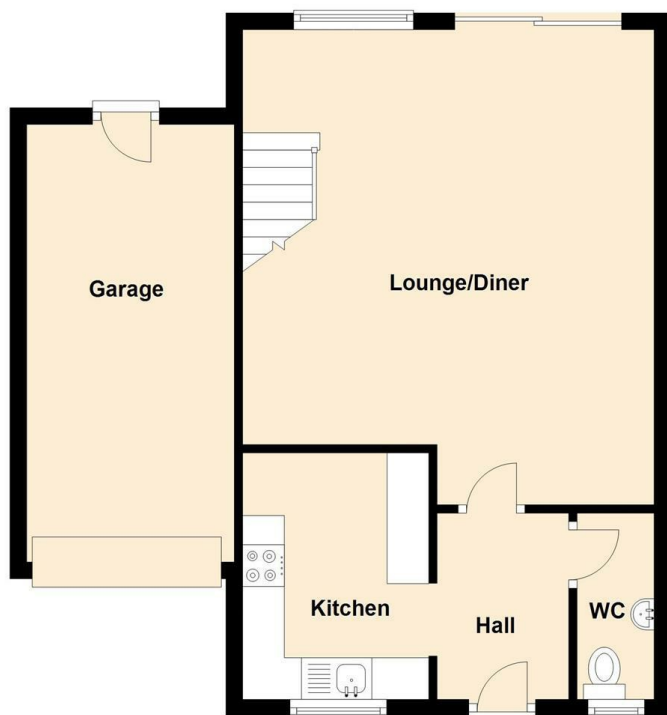
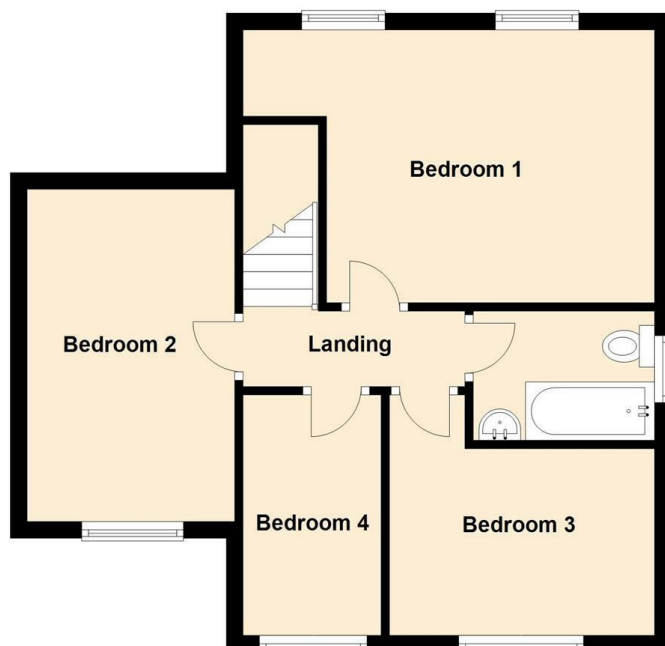


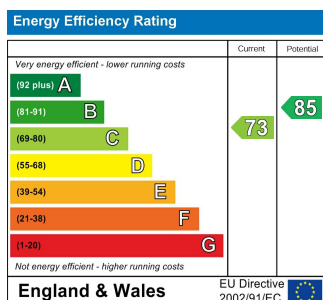
## Ground Floor



## First Floor



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

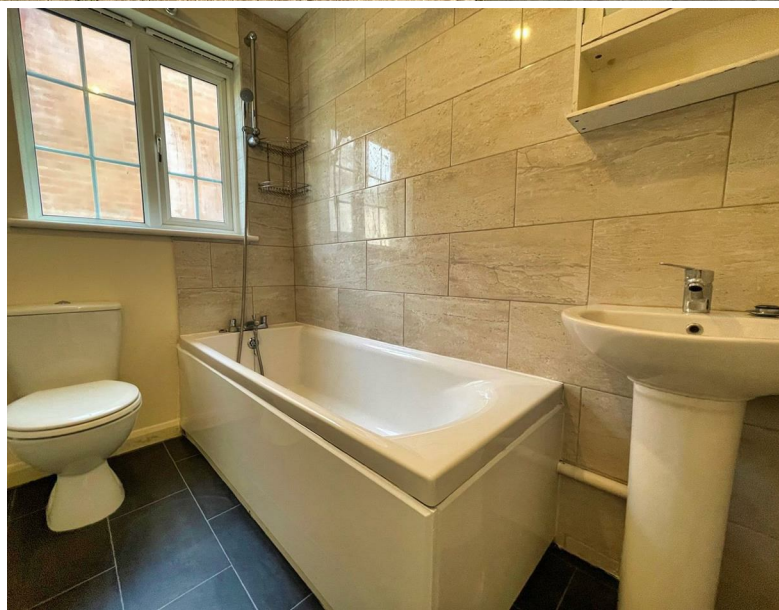
46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
SALES@ARTHUR-WHEELER.CO.UK  
WWW.ARTHUR-WHEELER.CO.UK



35  
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SHANKLIN  
PO37 7ND

£325,000



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



- 4 BED DETACHED HOUSE • GAS CH AND UPVC DOUBLE GLAZING • PARKING AND GARAGE • GARDENS • NO ONWARD CHAIN

A modern house that is well situated in a popular residential area that is only about an approximate 1 mile from the Town Centre shops and amenities. Also close by are the sandy beaches off Shanklin Esplanade. The property benefits from gas fired central heating and uPVC double glazed doors and windows and has recently undergone some redecoration. Outside there is parking for one car, a single garage, open plan gardens to the side and an enclosed garden to the rear. It should be noted that the property is offered with no onward chain and is available for immediate occupation. It comprises:

#### GROUND FLOOR

##### ENTRANCE LOBBY

##### CLOAKROOM

with white suite of low level WC and hand basin.

##### KITCHEN 9'8 x 7'9 (2.95m x 2.36m )

with single drainer stainless steel sink unit inset in black worktops with cream faced gloss effect wall and base units. Built in Electric Hob and Oven with Extractor Unit over. Tiled splashbacks. Glow-worm gas fired boiler supplying domestic hot water and central heating.

##### LOUNGE/DINER 18'8 max x 16'7 max (5.69m max x 5.05m max )

with double glazed sliding patio door to outside.

Stairs to First Floor and Landing.

##### BEDROOM 1 13'1 exc of recess x 10'4 (3.99m exc of recess x 3.15m)

##### BEDROOM 2 13'3 x 8'2 (4.04m x 2.49m )

with sloping ceilings.

##### BEDROOM 3 10'1 x 7'4 exc of door recess (3.07m x 2.24m exc of door recess)

##### BEDROOM 4 9'9 x 6'2 (2.97m x 1.88m)

##### BATHROOM/WC

with white suite of panel bath with mixer tap and shower over, pedestal basin, low level WC. Part tiled walls.

##### OUTSIDE

Driveway providing parking for one car leading to garage 17'2 x 8'4 with up and over door, power,

light and door to Rear Garden. Easy to maintain enclosed rear garden being laid to grass and patio and to the side of the property there is an open plan triangular area being laid to grass.

##### SERVICES

All mains are available.

##### TENURE

Freehold

##### COUNCIL TAX

Band D



