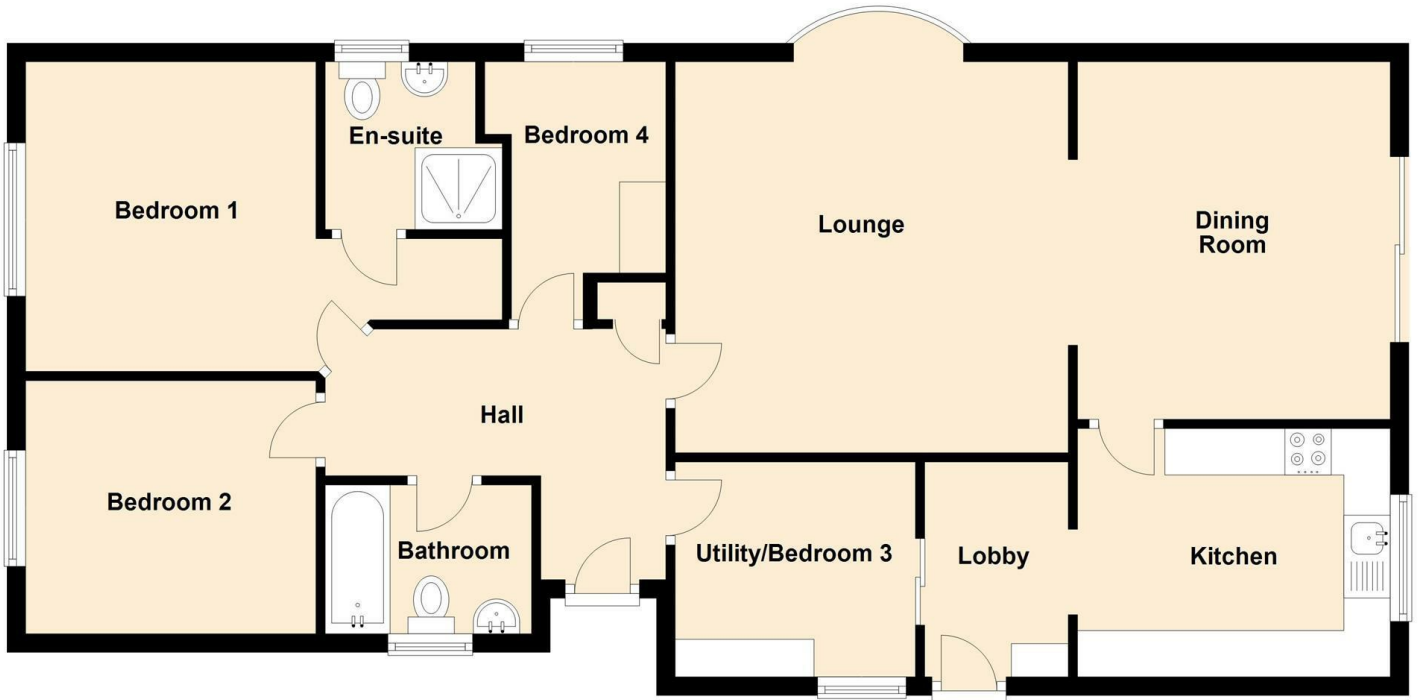


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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

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** • **MATURE CORNER PLOT** • **REFURBISHMENT NEEDED** • **DETACHED GARAGE AND PARKING** • **EXTENDED SPACIOUS ACCOMMODATION** • **CHAIN FREE**

A spacious and extended detached bungalow being well situated within a popular residential area but is about 1 mile from Shanklin Town and its many amenities. Also close by is the Cliff-Top which offers delightful coastal walks and links the twin resort towns of Sandown and Shanklin. Sandown offers the Heights Leisure Centre and a popular 18-hole Golf Course.

The accommodation which will need upgrading benefits from gas fired central heating, 3/4 bedrooms one with en-suite facilities. and lounge opening to a dining room. Outside, there is driveway leading to a single garage and mature gardens to the front, side and rear of the property.

In our opinion, the property would be of particular interest to those seeking spacious one level living. It comprises:

ENTRANCE HALL

COUNCIL TAX - Band D

LOUNGE 13'11 x 13'10 (4.24m x 4.22m)

DINING ROOM 12'7 11'1 (3.84m 3.38m)

KITCHEN 11'1 x 8'9 (3.38m x 2.67m)

BEDROOM 1 12'7 x 10'4 excluding door recess (3.84m x 3.15m excluding door recess)

EN-SUITE 5'10 x 5'6 (1.78m x 1.68m)

BEDROOM 2 10'4 x 8'11 (3.15m x 2.72m)

BEDROOM 3 / UTILITY ROOM

BEDROOM 4 / OFFICE 10'3 x 6'5 reducing to 4'6 (3.12m x 1.96m reducing to 1.37m)

BATHROOM 7'3 x 5'1 (2.21m x 1.55m)

LOBBY 7'7 x 5' (2.31m x 1.52m)

OUTSIDE

FRONT: The front and side garden is laid to lawn with mature planting (we feel subject to the necessary consents additional parking could be created)

REAR: The rear of the property is laid to lawn with patio area and planted with mature shrubs. Gated access at the rear leading to the parking area and detached garage.

SERVICES - All mains available

TENURE - Freehold (to be confirmed)

