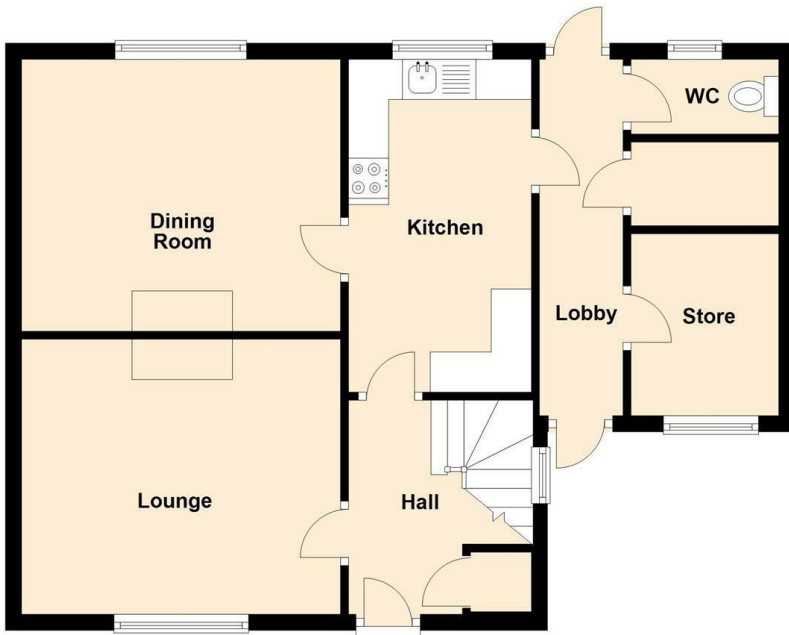
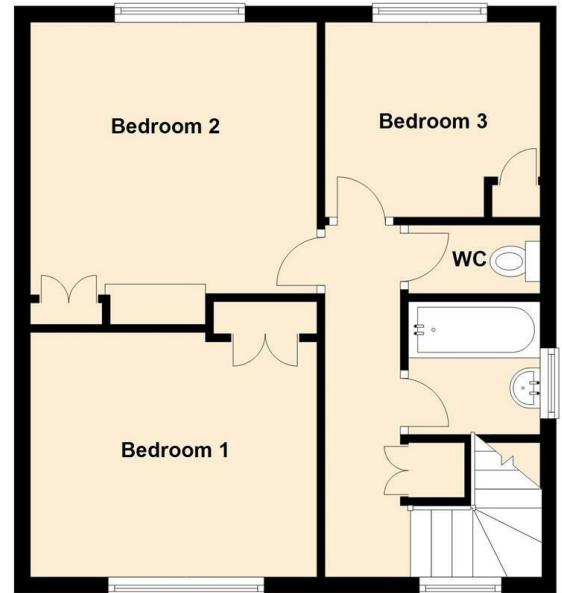


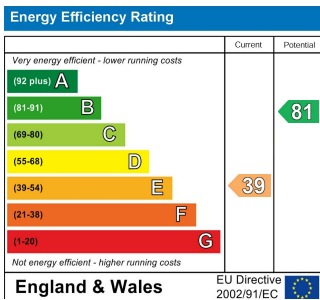
## Ground Floor



## 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.

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• 3 BED SEMI-DETACHED HOUSE • IN NEED OF UPGRADING • ABOUT 1/2 MILE FROM TOWN • PARKING AND GARDENS • SUBJECT TO CONSENT, SCOPE TO EXTEND ACCOMMODATION

A semi detached house that is well located towards the outskirts of the town being about an approximate half of a mile from the shops and amenities. Also nearby on Green Lane is a convenience store. There are grocery superstores in the area with a Lidl in Shanklin and an Aldi and Morrisons based in nearby Lake.

The accommodation, which is warmed by electric night storage heating to the ground floor, benefits from replacement uPVC double glazed windows in the main house but is in need of upgrading and modernisation which we feel is reflected in the asking price. Additional benefits include parking and a relatively good sized garden to the rear. It comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

with under stairs cupboard.

**LOUNGE 13' x 11'2 max (3.96m x 3.40m max)**

**KITCHEN 13'7 x 7'6 (4.14m x 2.29m)**

**DINING ROOM 13' x 11'1 max (3.96m x 3.38m max)**

Door from kitchen to

##### INNER LOBBY

with door to rear and further doors leading to separate WC, walk in cupboard and store/workshop 8' x 5'11.

Stairs to First Floor and Landing with built in airing cupboard with cylinder and immersion.

**BEDROOM 1 11'9 x 10' (3.58m x 3.05m)**

**BEDROOM 2 11'10 x 11'1 max (3.61m x 3.38m max)**

**BEDROOM 3 8'8 max x 8' max (2.64m max x 2.44m max)**

##### BATHROOM

with bath and wash basin, separate WC.

##### OUTSIDE

Gardens to the front, parking and car port. To the rear of the property the good sized gardens are mainly laid to grass.

##### SERVICES

Mains Electricity, Water and Drainage.

#### TENURE

Freehold (to be confirmed)

#### COUNCIL TAX

Band C





