

Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(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

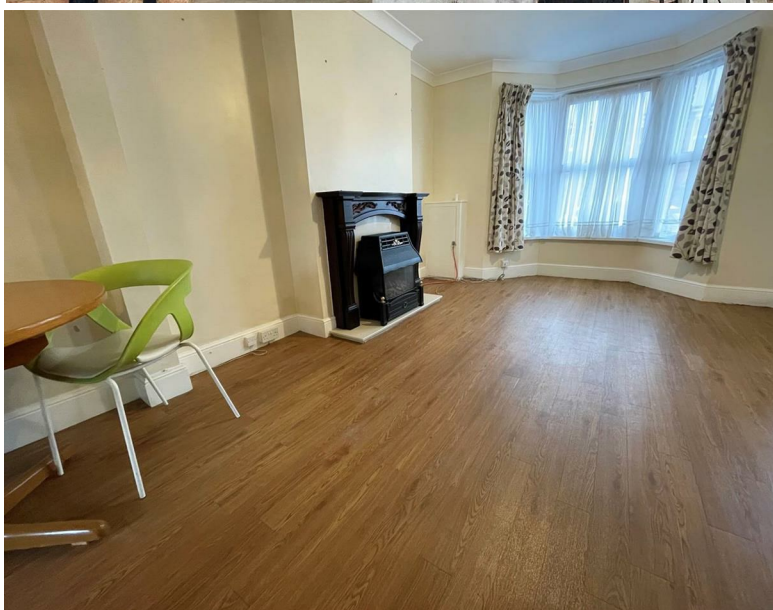
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



45
CROSS STREET
SANDOWN
PO36 8BQ

£230,000



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



- CHAIN FREE • 3 BEDROOMS • REAR ACCESS • POTENTIAL FOR PARKING (SUBJECT TO NECESSARY CONSENTS) • GAS CENTRAL HEATING • FREEHOLD

**** Chain Free**** An older style mid-terraced house that is situated towards the outskirts of the Town Centre and within relative close proximity are the sandy beaches and Esplanade, the Heights Leisure Facility, Los Altos Recreation Park and the Medical Centre. Also within the Bay Area are Primary and Secondary schools. The accommodation is warmed by gas fired central heating and benefits from replacement uPVC double glazed windows. It is offered for sale with no onward chain and comprises:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

HALLWAY

LOUNGE/DINER 25'7 into bay x 12' max reducing to 9'8 max (7.80m into bay x 3.66m max reducing to 2.95m max)

KITCHEN 12'11 x 8'6 (3.94m x 2.59m)

Door off to WC.

Stairs to First Floor and Landing

BEDROOM 1 11'10 max x 8'7/exc of door recess (3.61m max x 2.62m/exc of door recess)

BEDROOM 2 11'10 x 9'9 (3.61m x 2.97m)

BEDROOM 3 13'1 max x 8'7 max (3.99m max x 2.62m max)

Cupboard housing Valliant gas fired boiler.

BATHROOM/WC

OUTSIDE

To the rear of the property a garden area being part laid to concrete patio and lawn. Gate leading onto St Johns Crescent. Subject to the necessary consents we feel there may be potential to create a car hardstanding.

SERVICES

All mains are available.

TENURE

Freehold.

COUNCIL TAX

Band C



