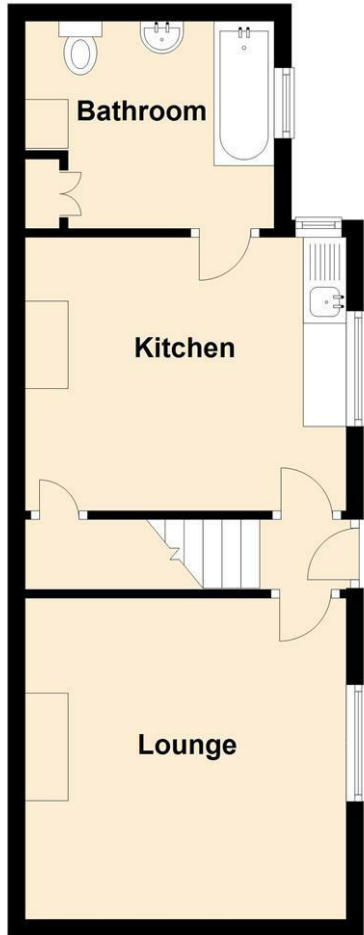


Ground Floor



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 | | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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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SALES@ARTHUR-WHEELER.CO.UK
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21A
HIGH STREET
SHANKLIN
PO37 6JW

£150,000



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



- TWO BED SEMI DETACHED COTTAGE • TOWN CENTRE LOCATION • TUCKED AWAY SPOT • GAS CH • UPVC DOUBLE GLAZING

A charming older style semi detached cottage being well located in a tucked away situation just off the precinct are of the High Street and offering easy access to the local town shops and picturesque village. The property benefits from gas fired central heating and replacement uPVC double glazing and by modern day standards we feel the property requires some upgrading, this being reflected in the asking price. We would recommend an internal viewing. It comprises:

GROUND FLOOR

ENTRANCE DOOR TO LOBBY

LOUNGE 12'3 max x 12'3 (3.73m max x 3.73m)

KITCHEN 12'3 x 10'5 (3.73m x 3.18m)

Door to

BATHROOM

with white suite and cupboard housing Glow worm gas fired boiler.

STAIRS LEADING TO FIRST FLOOR

BEDROOM 1 12'3 max x 12'3 (3.73m max x 3.73m)

with store cupboard.

BEDROOM 2 12'3 max x 10'11 (3.73m max x 3.33m)

OUTSIDE

Shared path with shrub borders and recess area for washing line.

Although there is no parking with the property, there is a nearby long stay car park at Orchardleigh road that we understand permits can be purchased from the local authority.

SERVICES

All mains are available.

TENURE

Leasehold. Held on the balance of an 800 year from September 1878.

COUNCIL TAX

Band B

