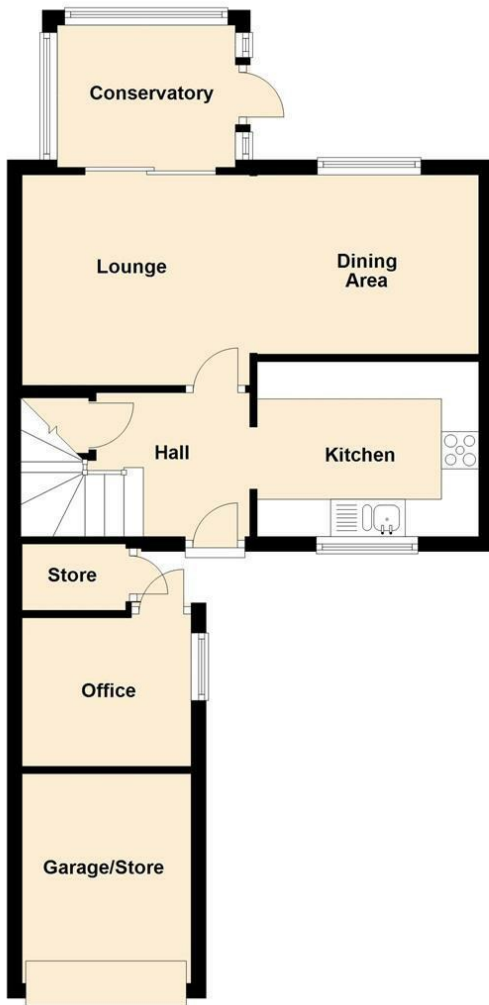
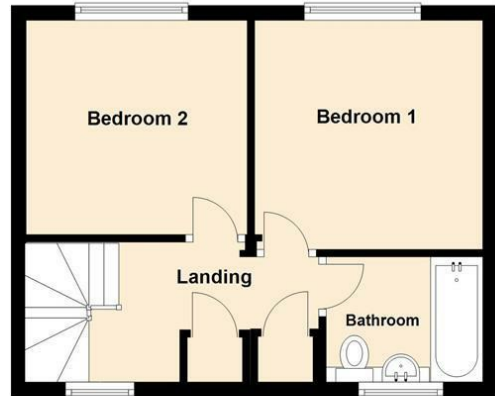


## Ground Floor



## 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			84
(69-80) C		68	
(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](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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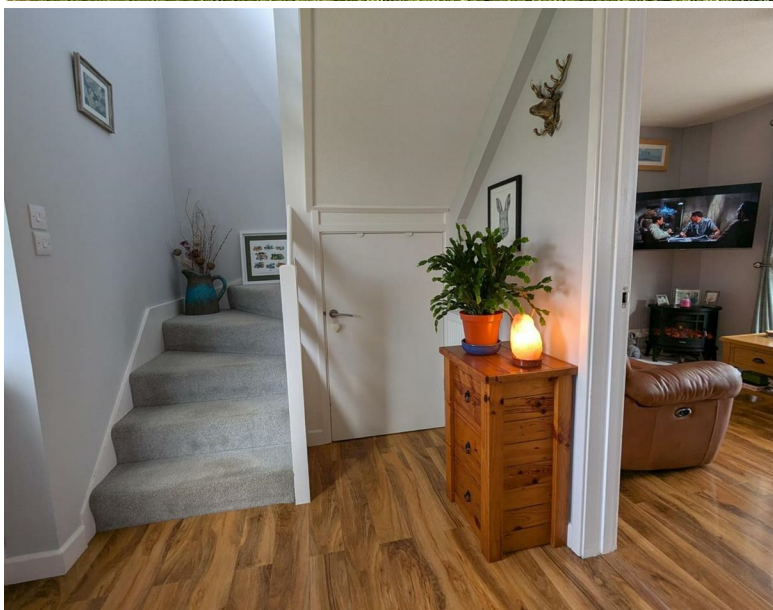
01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





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- SUPERB SEMI-RURAL LOCATION • WELL PRESENTED ACCOMMODATION • GARAGE/OFFICE & OFF-ROAD PARKING • 2 BEDROOMS • LOVELY COUNTRYSIDE WALKS CLOSE BY • CONSERVATORY & GARDENS

A superbly presented two bedroom house is set back from the road and being well located on a popular residential development which is nearby to many miles of delightful countryside walks. The main town of Shanklin is approximately three miles distant and there is also a good local convenience store at Apse Heath which is only a short drive away.

The accommodation has been improved and upgraded in recent times and the main benefits include gas fired central heating, replacement uPVC windows, re-fitted kitchen and bathroom suites and a conservatory to the rear. Outside, to the front there is parking for two vehicles leading to a Store/Garage (part of the Garage has been partitioned off to create a useful office/hobbies room) and front garden being laid to lawn. The rear garden is fully enclosed and laid to patio, shingle, decked areas and timber shed.

We would recommend an internal viewing of the accommodation to fully appreciate the property.

It comprises:

**ENTANCE HALL**

Storage cupboard

**KITCHEN 9'9 x 7'8 (2.97m x 2.34m)**

**LOUNGE 9'11 x 9'3 (3.02m x 2.82m)**

**DINING AREA 10'3 x 7'8 (3.12m x 2.34m)**

**CONSERVATORY 7'9 x 6'3 (2.36m x 1.91m)**

**OFFICE 7'5 x 6'6 (2.26m x 1.98m)**

**First Floor - LANDING**

Two storage cupboards

**BEDROOM 1 10' x 9'8 (3.05m x 2.95m)**

**BEDROOM 2 10 x 9'6 (3.05m x 2.90m)**

**BATHROOM 6'7 x 5'9 (2.01m x 1.75m)**

**OUTSIDE**

FRONT: Off road parking for two vehicles leading to a Garage/Store and Office, front garden laid to lawn.

REAR: Fully enclose and laid to patio, shingle and decked areas. Timber shed.

**TENURE - Freehold (to be confirmed)**

**SERVICES - All mains available**

**COUNCIL TAX - Band B**





