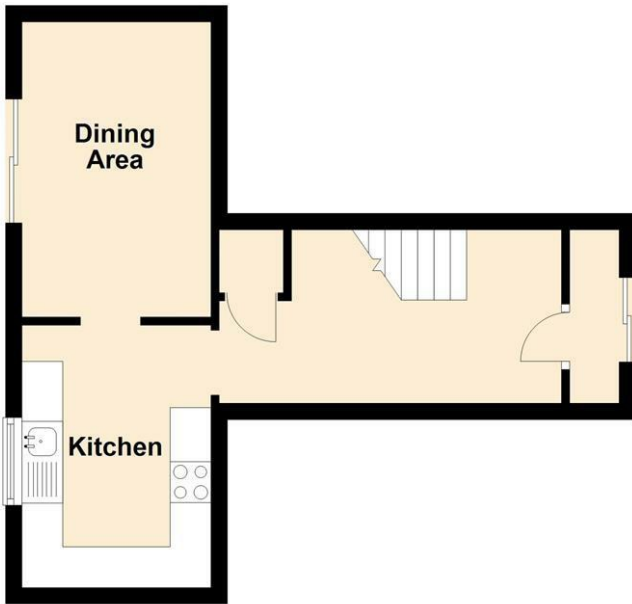
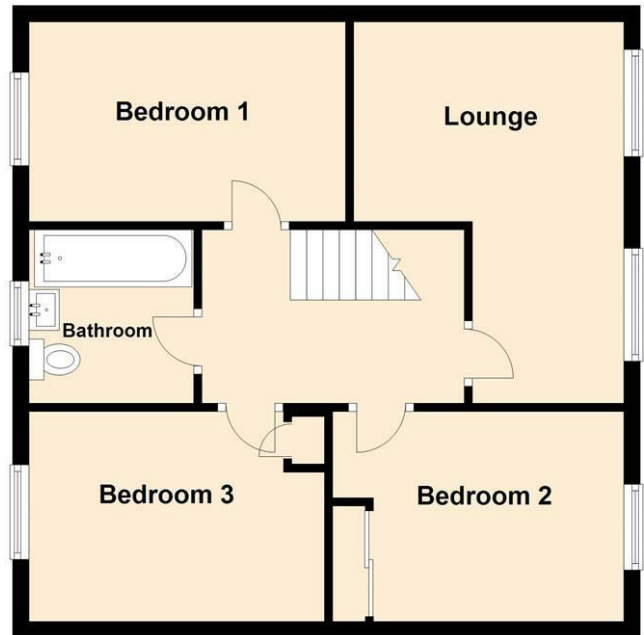


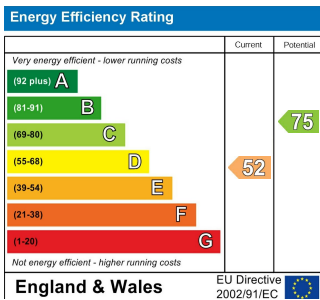
Ground Floor



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

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

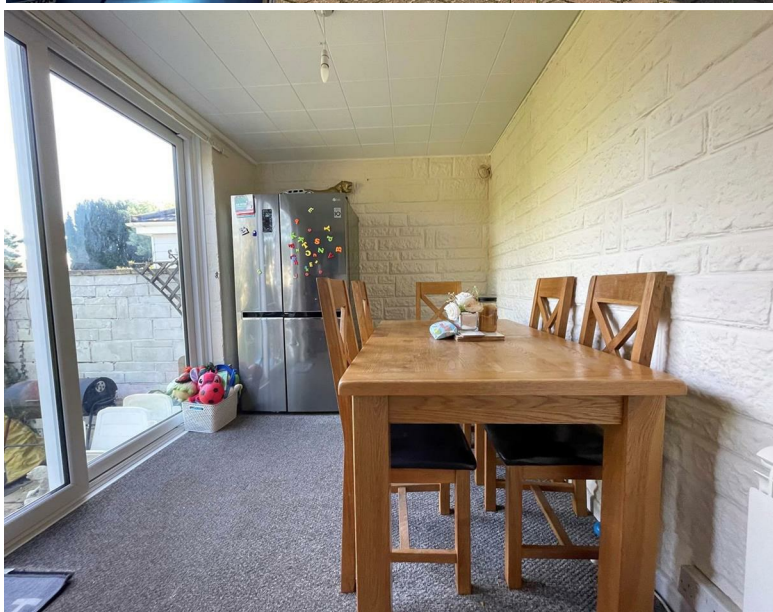
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
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01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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21
HILDYARDS CRESCENT
SHANKLIN
PO37 7EY

£220,000



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



- 3 BED MAISONETTE STYLE PROPERTY • QUIET LOCATION • PRIVATE GARDEN • PARKING FOR 1 CAR

A maisonette style property offering spacious accommodation that is warmed by Dimplex and Rote electric heaters and benefitting from replacement uPVC double glazed windows. Outside there is parking for one car and to the rear there is an enclosed private garden.

The property is well located in a quiet residential area and being about three quarters of a miles distant is a good convenience store on Green Lane and the main Town Centre is about one and a quarter miles distant.

The property would seem equally suitable for an owner/occupier or as a rental investment and has recently been let on an assured shorthold tenancy at £850 pcm.

To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENCLOSED PORCH

Leading to

ENTRANCE HALL

with under stairs cupboard.

KITCHEN 11'6 x 7'7 (3.51m x 2.31m)

with sink unit, worktops, wall and base units, built in hob and oven and plumbing for washing machine. Archway to

DINING AREA 11'10 x 7'7 (3.61m x 2.31m)

Double glazed sliding patio doors to garden.

Stairs leading to FIRST FLOOR and Landing

With ceiling hatch to roof space.

LOUNGE 15'7 x 10'0 max (4.75m x 3.05m max)

with super background countryside views.

BEDROOM 1 8'5 x 12'9 (2.57m x 3.89m)

BEDROOM 2 9'10 exc of wardrobes x 8'4 (3.00m exc of wardrobes x 2.54m)

BEDROOM 3 11'10 x 8'5 (3.61m x 2.57m)

BATHROOM

With bath with shower over, vanity wash basin and concealed low level WC.

OUTSIDE

Hardstanding for one car. To the rear of the property there is an enclosed garden being mainly laid to grass with a shed.

SERVICES

Mains water, electricity and drainage.

TENURE

Freehold (there is an element of Flying Freehold)

COUNCIL TAX

Band B

