

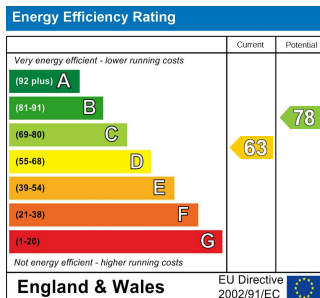
## Ground Floor



## 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.

LOVE WHERE YOU LIVE

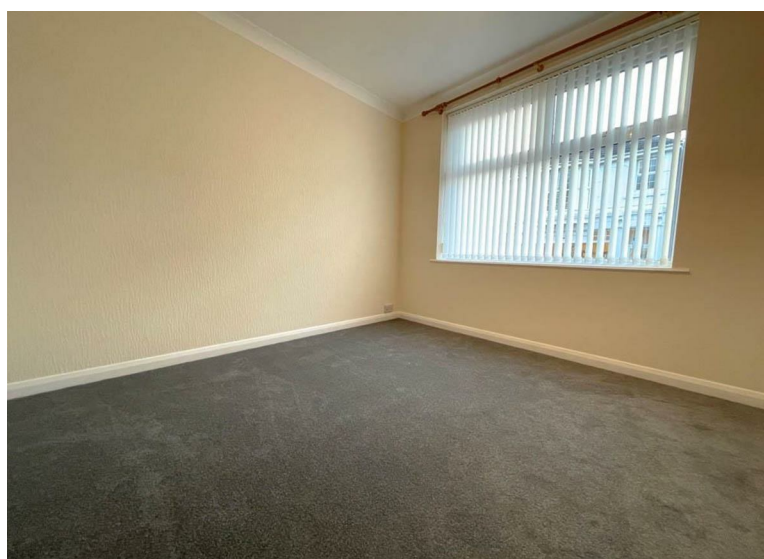
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SHANKLIN  
PO37 7AG

£160,000



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• END OF TERRACE HOUSE • TWO BEDS • CLOSE TO TOWN & AMENITIES • GCH & UPVC DG • EXCELLENT  
DECORATIVE ORDER • COURTYARD GARDEN

## GROUND FLOOR

### REPLACEMENT GLAZED PANEL ENTRANCE DOOR

**LOUNGE 11'3 x 11'7 (3.43m x 3.53m)**

**KITCHEN/BREAKFAST ROOM 10' x 12'5 (3.05m x 3.78m)**

Single drainer stainless steel sink unit with mixer tap inset in stone effect laminate works tops. Beech faced wall and base units. Electric ceramic hob and oven under with extractor unit over. Plumbed recess for washing machine. (fridge/freezer included in sale)

### WET ROOM

With shower area with Triton electric shower. Pedestal wash-basin and low level WC.

### STAIRS TO FIRST FLOOR & LANDING

**BEDROOM ONE 12'9 into bay x 12'1 (3.89m into bay x 3.68m)**

(single bed included if required)

**BEDROOM TWO 12'7 x 11'10 (3.84m x 3.61m)**

With cupboard housing Vailiant gas fired boiler.

### OUTSIDE

There is an enclosed courtyard area. It should be noted that although the property has no allocated parking there are some non restrictive bays outside.

### SERVICES

All mains are available.

### TENURE

Leasehold. We understand that the property is held on the balance of a 1000 year lease from 1871 with a peppercorn ground rent.

### COUNCIL TAX

Council Tax Band B (Can be confirmed on the Government website)



