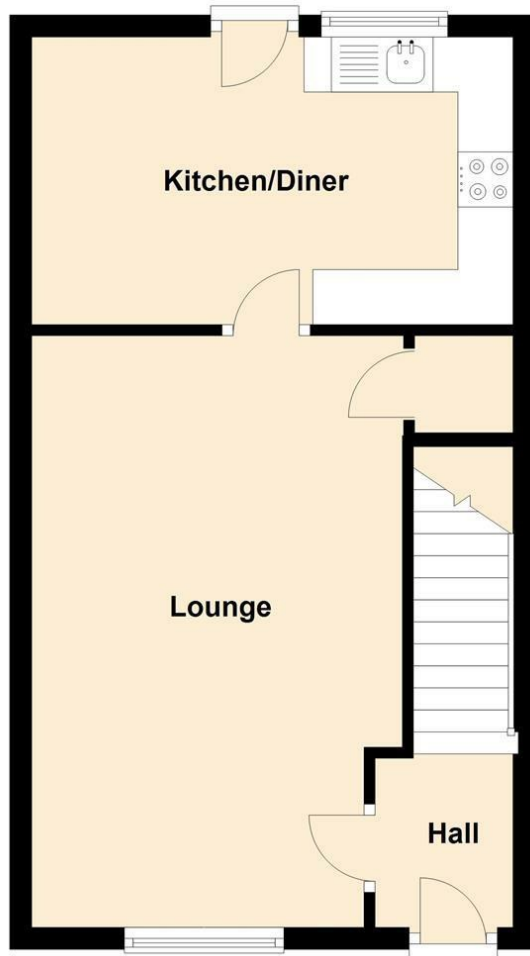
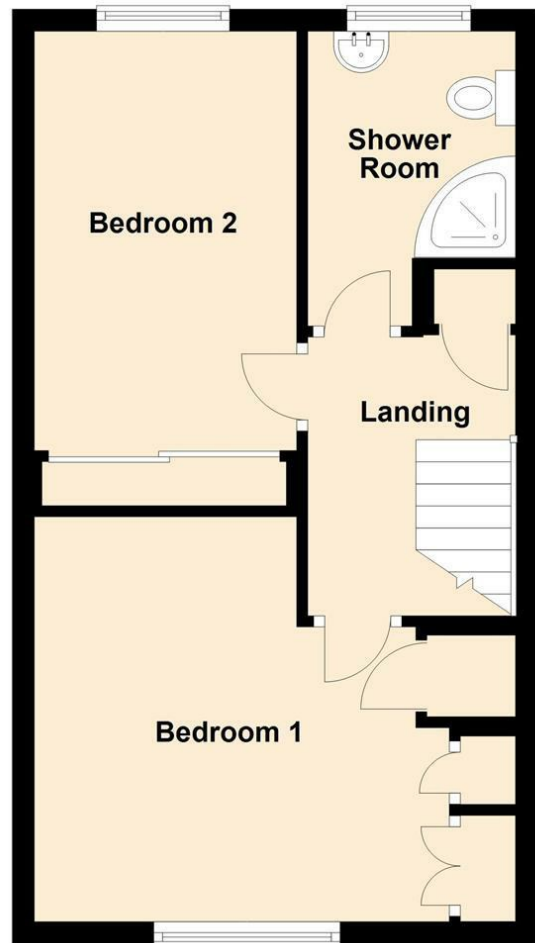


## Ground Floor



## 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	81
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.

LOVE WHERE YOU LIVE

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SHANKLIN  
PO37 7JW

£220,000



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• MID TERRACED HOUSE • 2 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • UPGRADED KITCHEN AND BATHROOM SUITES • CAR PARKING • TERRACED GARDENS • OUTSKIRTS OF TOWN • CUL-DE-SAC LOCATION

A modern mid-terraced house being well located in a quiet cul-de-sac which is only about half of a mile distant from the Town Centre shops and amenities. A little further are the sandy beaches off Shanklin Esplanade and the Big Meade recreation area off the picturesque Old Village Area.

The property benefits from gas fired central heating and replacement uPVC double glazed windows. Additionally it features upgraded kitchen and shower room suites. Outside there is parking to the front and a pleasant terraced garden to the rear. It comprises:

#### GROUND FLOOR

Replacement front door to

#### ENTRANCE LOBBY

**LOUNGE 17'7 x 11'5 max (5.36m x 3.48m max)**

Understairs store cupboard. Door to

**KITCHEN/DINER 14'5 x 8'7 (4.39m x 2.62m)**

Single drainer sink unit inset in grey worktops with range of cream faced shaker style wall and base units . Recess for larder refrigerator. Recess plumbing for washing machine. Built in electric hob with double electric oven under. Worcester gas fired boiler supplying domestic hot water and central heating. Half glazed door to rear garden.

**Stairs leading to FIRST FLOOR and LANDING**  
with ceiling hatch to roof space.

**BEDROOM 1 12' x 11' 5 exc of built in wardrobes**  
**(3.66m x 3.35m 1.52m exc of built in wardrobes)**

**BEDROOM 2 8' x 12' 4 exc of built in wardrobes**  
**(2.44m x 3.66m 1.22m exc of built in wardrobes)**

#### SHOWER ROOM

with quadrant shower cubicle, wash basin and low level WC. Chrome heated towel rail.

#### OUTSIDE

Block paved driveway providing car parking.  
Enclosed terrace garden to the rear with the low level being laid to slab patio and the middle level being to wooden deck. Outside tap. Shed and gate to access path.

#### SERVICES

All mains are available.

#### TENURE

Freehold

#### COUNCIL TAX

Band C





