

Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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- **VIEWS OVER TO CULVER CLIFF** • **SUPERB KITCHEN/FAMILY ROOM** • **CORNER PLOT WITH MATURE GARDENS** • **POPULAR LOCATION** • **3 BEDROOMS** • **OFF ROAD PARKING**

A superb detached 3 bedroom bungalow which has undergone refurbishment over the last few years and now offers fantastic family sized accommodation which includes: Kitchen/Family Room, Sitting Room and separate WC. 3 good sized bedrooms and bathroom. The property is warmed by gas fired central heating via a combination boiler and is uPVC double glazed throughout. The property sits on a good sized corner plot with mature planting, off road parking to the front and some lovely views over to Culver Cliff and Sandown Bay. Situated on a very popular road with many miles of countryside walks close by but still within reach of the main Town of Shanklin and its amenities which include a good selection of shops, supermarkets, bus and Train Stations. The pretty Old Village area of Shanklin with its thatched pubs and eateries and also the Esplanade with its super sandy beaches are also close by. In our opinion, we feel the property is offered in fabulous decorative order throughout and really should be viewed internally to appreciate the spacious accommodation on offer.

ENTRANCE HALL

LOUNGE 19'1 x 11'8 (5.82m x 3.56m)

KITCHEN FAMILY ROOM 21'7 x 15'11 (being I shaped) (6.58m x 4.85m (being I shaped))

BEDROOM 1 12'7 x 9'7 (3.84m x 2.92m)

BEDROOM 2 9'9 x 9'7 (2.97m x 2.92m)

BEDROOM 3 9'1 x 8'4 (2.77m x 2.54m)

BATHROOM 6'1 x 5'8 (1.85m x 1.73m)

OUTSIDE

The property sits on a corner plot with mature gardens to both side and front of the property which are mainly laid to lawn with mature planting and raised borders. Off Road parking for two cars. To the rear is a sandstone patio with lovely Southerly aspect.

TENURE - Freehold (to be confirmed)

COUNCIL TAX - Band D

SERVICES - All mains available



