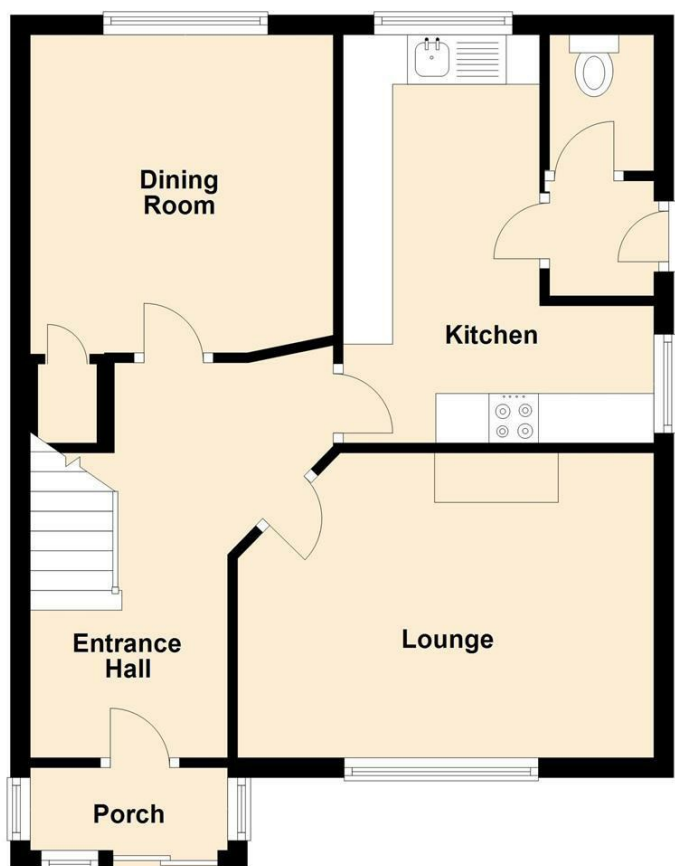
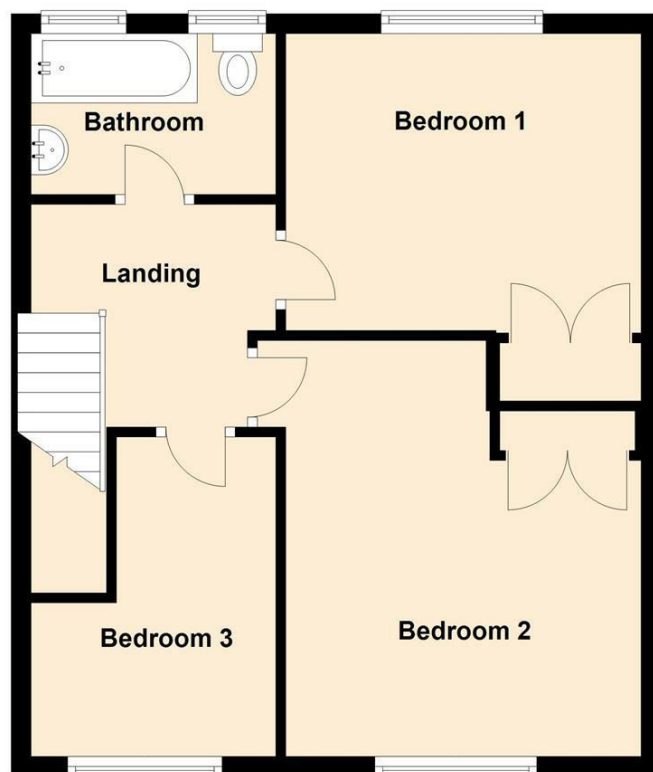


Ground Floor



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		84
(81-91) B		
(69-80) C		67
(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

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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SHAMBLERS ROAD
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PO31 7HE

£250,000



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- SEMI DETACHED HOUSE • 3 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • CORNER PLOT • GARDEN • CONVENIENT TO TOWN CENTRE

A semi-detached house occupying a corner plot and offering convenient access to the town centre shops and amenities and passenger links to Southampton via the Redjet service. Also within close proximity is a good convenience store.

The accommodation benefits from gas fired central heating and replacement uPVC double glazed windows and is offered with NO ONWARD CHAIN. We would recommend an internal viewing. It comprises:

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 13'10 x 10'5 max (4.22m x 3.18m max)

DINING ROOM 9'11 x 10'3 max (3.02m x 3.12m max)

KITCHEN 9'5 max x 13'5 max (2.87m max x 4.09m max)

Dimensions exclusive of door recess.

Door to

LOBBY AREA

with CLOAKROOM off and door to outside.

Stairs to First Floor and Landing

with ceiling hatch to roof space.

BEDROOM 1 11'11 x 10'5 (3.63m x 3.18m)

with built in cupboard housing Betacom gas fired boiler.

BEDROOM 2 9' 4 ext to 13'7 x 10'8 (2.74m 1.22m ext to 4.14m x 3.25m)

BEDROOM 3 10'7 max x 9'1 max l-shaped (3.23m max x 2.77m max l-shaped)

BATHROOM/WC

OUTSIDE

As mentioned, the property is on a corner plot and the front and side gardens are mainly enclosed by a brick wall and laid to grass. Outside tap. Block built garden store subdivided with the main section measuring 7'1 x 4'1. Enclosed rear garden also mainly laid to grass. Subject to the necessary consents we feel there is a potential to create a car hardstanding in the rear garden area.

SERVICES

All mains are available.

TENURE

Freehold (tbc)

COUNCIL TAX

Band B



