

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	70	
(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.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



38
VININGS ROAD
SANDOWN
PO36 8DU

£289,950



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



- DETACHED BUNGALOW • TWO BEDROOMS • NON-ESTATE LOCATION • GAS CH • UPVC DOUBLE GLAZING • GARAGE • ENCLOSED GARDENS

A detached bungalow being well located in a popular area that offers convenient access to the Town centre shops and amenities and the beach and Esplanade which are about one mile distant and also the Medical Centre and Leisure Facility that are about three quarters of a mile distant.

The well presented accommodation has recently undergone a redecoration programme and has had new carpets fitted and benefits from gas fired central heating and uPVC double glazed windows. Outside there is a single garage and easy to maintain enclosed gardens to the side and rear.

It should be noted that the property is offered with NO ONWARD CHAIN and we would recommend an early viewing. It comprises:

COVERED ENTRANCE

ENTRANCE HALL

Ceiling hatch to roof space.

LIVING ROOM 12'5 x 11'5 max (3.78m x 3.48m max)

KITCHEN 11'5 x 9'5 (3.48m x 2.87m)

with Vaillant gas fired boiler. Door to wooden deck area and garden.

SHOWER ROOM

with walk-in double width shower, WC and wash basin.

BEDROOM 1 12'3 x 8'11 (3.73m x 2.72m)

BEDROOM 2 *10 x 8'4 (*3.05m x 2.54m)

OUTSIDE

Semi-detached single GARAGE, 16'2 x 9'7 with up and over door, power and light and workbench. Side door to rear garden.

To the front there are open plan gardens being laid to lawn. Enclosed side garden being mainly laid to lawn and rear area with raised wooden deck and pergola. Gravelled area.

SERVICES

All mains available

TENURE

Freehold

COUNCIL TAX

Band C



