

## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	59	
(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](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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- SEMI-DETACHED HOUSE • THREE BEDROOMS • GAS CH & UPVC DG • ENCLOSED GARDEN • LOUNGE & DINING ROOM • CLOSE TO TOWN, BEACH/ESPLANADE

A semi-detached house 3 bedroom house offering a relatively short walk to the Town Centre shops, amenities and the Esplanade and Beaches. Also within the area is the Heights Leisure Centre, Los Altos Recreation Park and the Medical Centre. Sandown also offers Primary and High Schools.

The accommodation is warmed by gas fired central heating and benefits from replacement uPVC double glazed doors and windows. Outside there is an enclosed garden to the rear. The accommodation comprises:

#### REPLACEMENT SIDE ENTRANCE DOOR INTO:

#### ENTRANCE LOBBY

LOUNGE 12' x 10'10 (3.66m x 3.30m)

DINING ROOM 10'11 x 12' (3.33m x 3.66m)

KITCHEN 10'10 x 11' (3.30m x 3.35m)

#### CLOAKROOM

#### STAIRS LEADING TO FIRST FLOOR & SPLIT LANDING

BEDROOM ONE 12' x 11' (3.66m x 3.35m)

#### SHOWER ROOM

BEDROOM TWO 11'10 x 9'3 (3.61m x 2.82m)

BEDROOM THREE 11'2 x 10'10 (3.40m x 3.30m)

#### OUTSIDE

Enclosed gardens

#### SERVICES

All mains are available.

#### TENURE

Freehold (To be confirmed)

#### COUNCIL TAX

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





