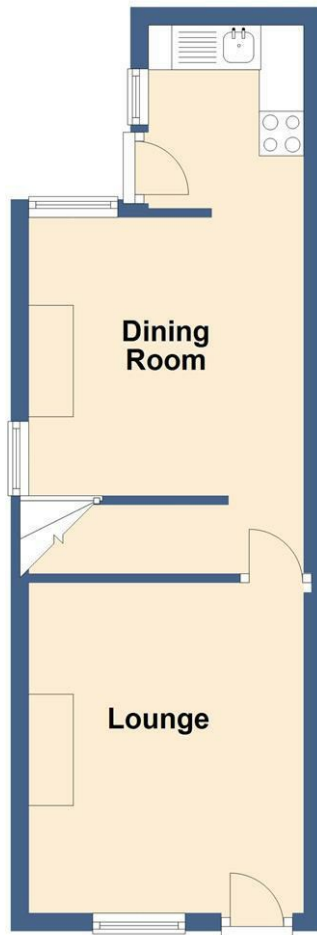
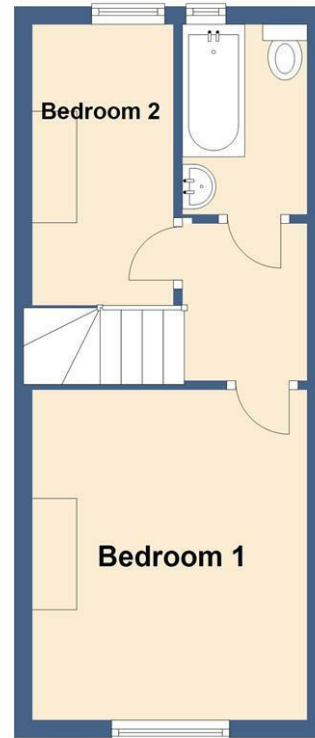


Ground Floor



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		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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• END OF TERRACE COTTAGE • TWO BEDROOMS • GAS C/H & UPVC D/G • GARAGE EN BLOC • SMALL OUTSIDE AREAS • NO ONWARD CHAIN

An older style end of Terrace House being well located just off the Town Centre and offering convenient access to the local shops and amenities and the Esplanade and beach.

The property benefits from gas fired central heating and replacement uPVC doors and windows and would seem ideal for a number of buyers including a permanent living, long term rental investment, holiday letting or second home.

An additional benefit is a SINGLE GARAGE which is en bloc to the rear of the property. The property is offered with no onward chain and we would recommend an early viewing to appreciate the accommodation. It comprises:

Replacement front door with glazed panel leading to:

LOUNGE 12'2" x 10'2" (3.71 x 3.10)

LOBBY AREA

DINING ROOM 10'7" x 10'3" (3.22 x 3.13)

KITCHEN 6'9" x 5'9" (2.07 x 1.76)

Replacement half glazed door to outside.

Stairs leading to:

FIRST FLOOR AND LANDING AREA

with ceiling hatch to roof space.

BEDROOM ONE 12'2" x 10'2" (3.71 x 3.10)

BEDROOM TWO 10'8 x 5'2 (3.25m x 1.57m)

10'8 x 5'2 (3.25m x 1.58m) with cupboard over the stairs housing Vaillant gas fired boiler. (side window not double glazed)

BATHROOM/WC

OUTSIDE

To the front, there is a small enclosed area laid to shingle. To the rear, there is a further small area part laid to slab and shingles with outside store cupboard.

Concrete driveway leading to SINGLE GARAGE with up and over door.

SERVICES

All mains are available.

TENURE

Freehold (to be confirmed).

COUNCIL TAX

Band B.



