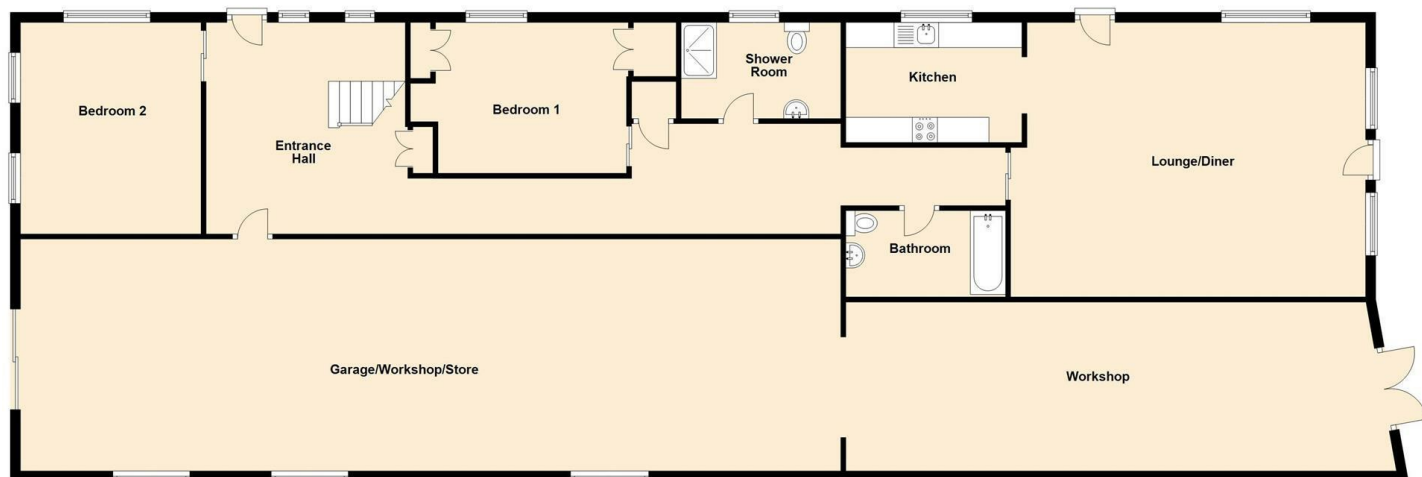


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

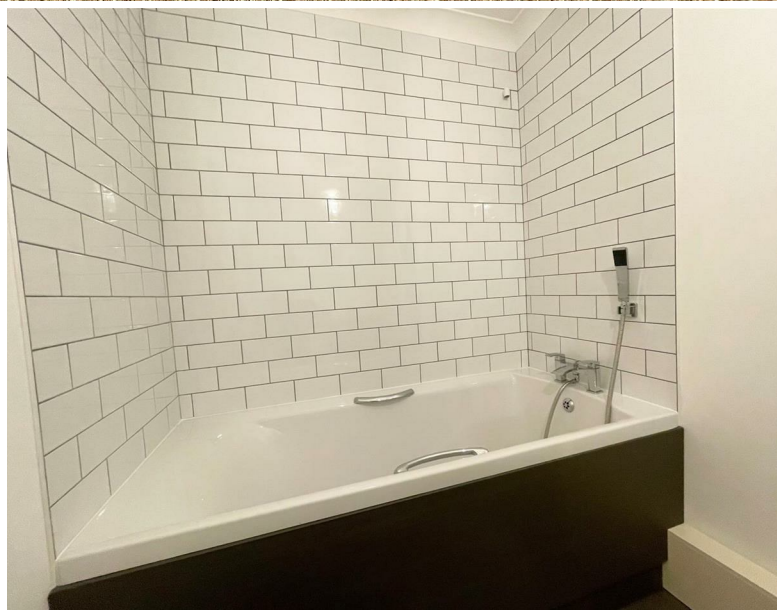
46 REGENT STREET
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01983 868 333
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STONEHAVEN
ALVERSTONE ROAD
APSEHEATH
PO36 0LH

£375,000



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



• INTERESTING DETACHED BUILDING • 2 BEDROOMS • BATHROOM AND SHOWER ROOM • FEATURE LOUNGE/DINER • SEMI RURAL LOCATION • AMPLE PARKING • GARAGE/WORKSHOP/STORE IN EXCESS OF APPROX 90' IN LENGTH

A most interesting detached bungalow which we understand was converted some years ago from a former agricultural building and being well located in a popular residential semi-rural area but offering easy access to the nearby convenience store/Post Office being about a third of a mile and the Morrison and Aldi superstores at Lake being about one and a quarter miles. The main Town Centre of Shanklin with its variety of shops and amenities is about two and a half miles distant.

The property, which is warmed by electric night storage heating, benefits from replacement uPVC double glazing and offers spacious accommodation with a feature lounge/diner to the rear of the building and a garage/store/workshop being over approximately 90' in length. Outside there is ample parking to the front and enclosed gardens to the rear.

The property is offered with NO ONWARD CHAIN and to be fully appreciated an early viewing is recommended. It comprises:

REPLACEMENT SIDE ENTRANCE DOOR

Leading to

MAIN HALLWAY 13'11 x 11'9 (4.24m x 3.58m)

with stairs to Loft. Main area measuring approx. 63' x 13' with two Velux windows, power and light.

BEDROOM 2 11'9 x 13'10 (3.58m x 4.22m)

BEDROOM 1 9'11 x 14' 2 exc of recess (3.02m x 4.27m 0.61m exc of recess)

with two built in double wardrobes.

SHOWER ROOM

with shower recess, WC and wash basin

BATHROOM

Refitted white suite of panel bath with tile surround, wash basin unit and low level WC.

LOUNGE/DINER 23'2 x 18'3 max (7.06m x 5.56m max)

with airing cupboard and Fortic tank. Feature wood burner. Door leading to outside from the side and the rear.

KITCHEN 7'11 x 11'6 (2.41m x 3.51m)

GARDEN ROOM 15'6 x 10'4 (4.72m x 3.15m)

SUMMER HOUSE 7'4 x 7'6 (2.24m x 2.29m)

OUTSIDE

To the front of the property the mainly gravelled area provides ample parking with up and over door leading to Garage/Store/Workshop and Workshop Area with doors to rear garden. Power and Light. Enclosed rear garden with patio area and lawn. Summer House. To the side Garden Room.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold

COUNCIL TAX

Band D



