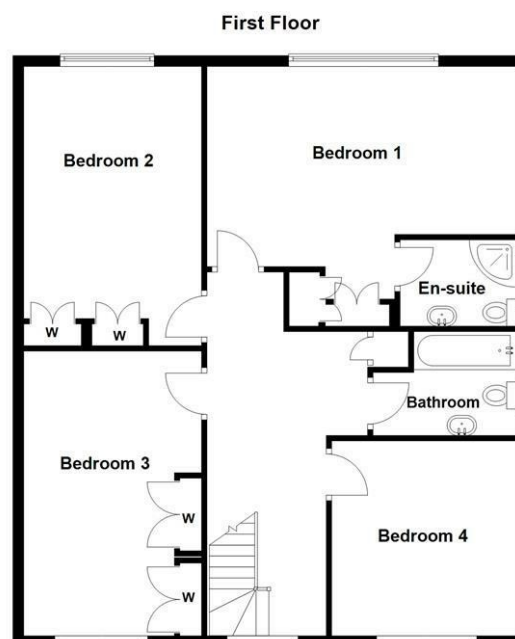
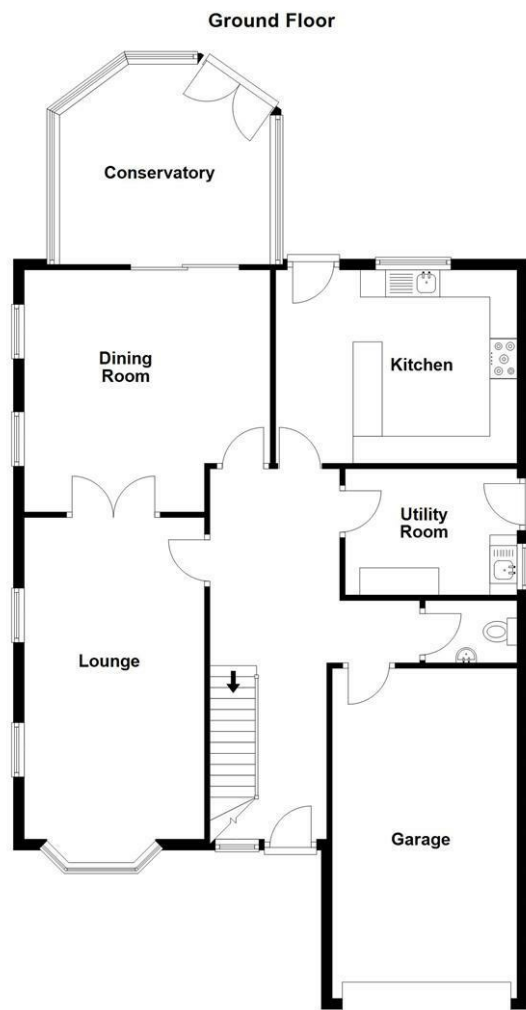
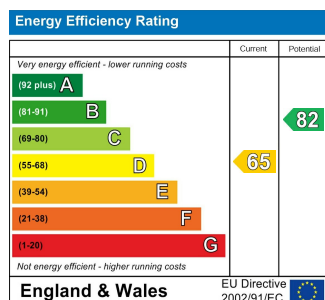




Floorplans are not to scale and for guidance only



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

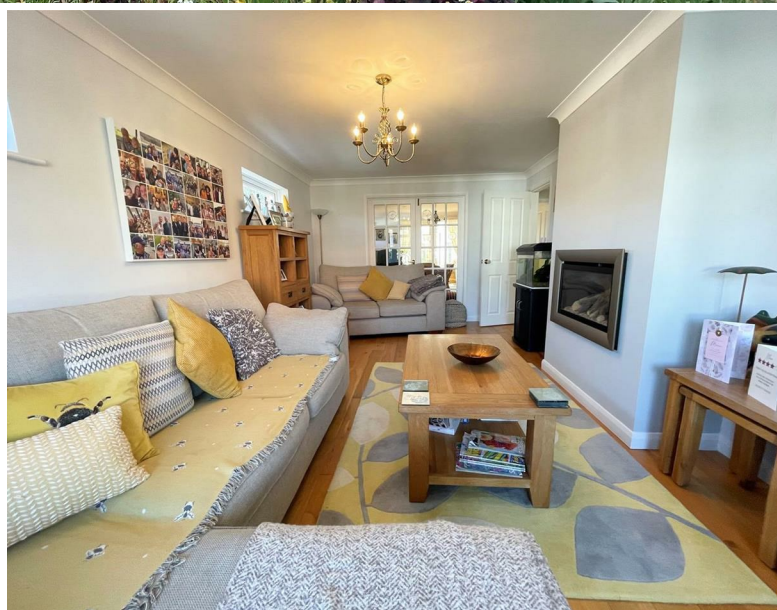
46 REGENT STREET
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• **INDIVIDUAL DETACHED HOUSE** • **4 BEDROOMS** • **MASTER EN SUITE** • **LOVELY CU DE SAC LOCATION** • **GAS CH** • **UVC DOUBLE GLAZING** • **PARKING AND GARAGE** • **ENCLOSED REAR GARDEN WITH SOUTHERLY ASPECT**

A superb individually designed detached house being well located in a quiet cul de sac location but offering convenient access to the nearby Town Centre shops and amenities.

The spacious and well presented accommodation benefits from gas fired central heating, uPVC double glazed doors and windows, a conservatory extension to the rear, refitted kitchen and bathroom suites, parking, a garage and an enclosed rear garden enjoying a southerly aspect.

To fully appreciate this wonderful home we would recommend an early viewing. It comprises:

GROUND FLOOR

COVERED ENTRANCE AND FRONT DOOR

Leading to

ENTRANCE HALL

Door to Integral Garage.

LOUNGE 21' into bay x 10'11 (6.40m into bay x 3.33m)

Double doors opening to

DINING ROOM 14'8 max x 14'2 (4.47m max x 4.32m)

Can also be accessed from the Hallway. Double glazed sliding patio doors leading to

CONSERVATORY 12'8 x 13'1 max (3.86m x 3.99m max)

With doors leading to GARDEN.

UTILITY ROOM 10'2 x 7'8 (3.10m x 2.34m)

KITCHEN 14' 7 x 11'9 (4.27m 2.13m x 3.58m)

Well-fitted and featuring Breakfast Bar and integrated Dishwasher.

Stairs to FIRST FLOOR and spacious LANDING

With built in airing cupboard with insulated hot water cylinder.

MASTER BEDROOM 10'7 x 15'10 exc of wardrobes (3.23m x 4.83m exc of wardrobes)

With dressing area, with built in wardrobe and cupboards and leading to EN SUITE SHOWER ROOM with quadrant shower, wash basin and low level WC.

BEDROOM 2 11' x 14'7 exc of built in wardrobes (3.35m x 4.45m exc of built in wardrobes)

BEDROOM 3 17'7 x 9' exc of built in wardrobes (5.36m x 2.74m exc of built in wardrobes)

BEDROOM 4 10'3 x 9'11 (3.12m x 3.02m)

BATHROOM /WC

With panel bath, with shower over, wash basin and low level WC.

OUTSIDE

Driveway leading to GARAGE 19'11 x 9'8 with up and over door power and light and plumbing for washing machine. Door to ENTRANCE HALL. Moderate front garden and side path and gate leading to low maintenance rear garden being part laid to patio and lawn and enjoying a southerly aspect. WORKSHOP/SHED 15'6 X 8'10 with power and light.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band F



