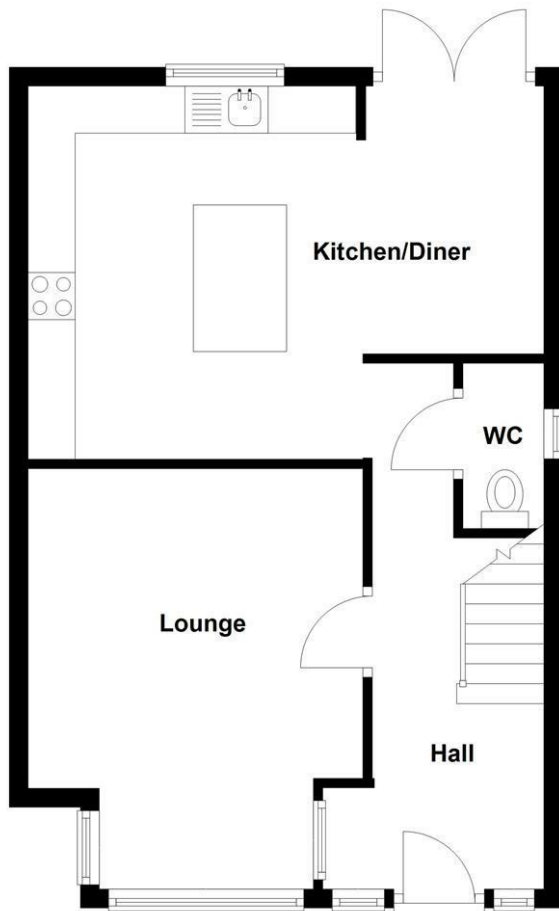
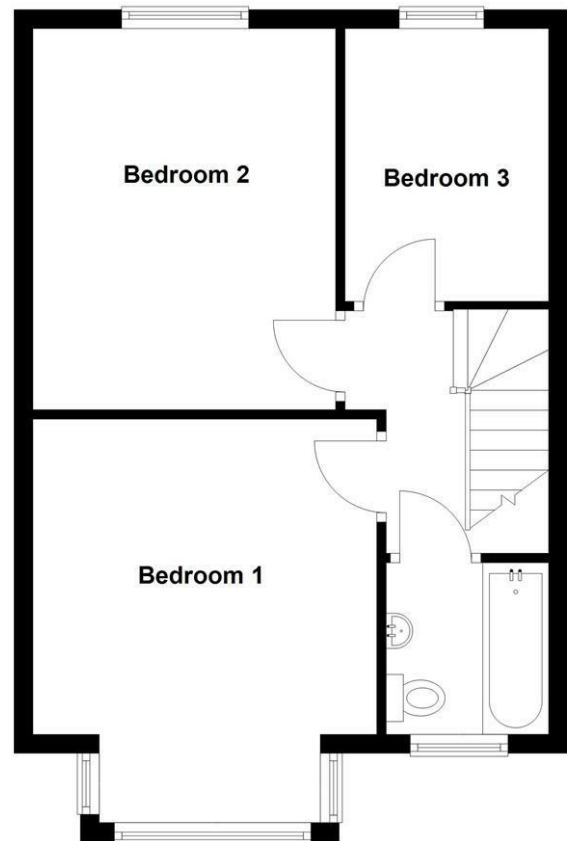


Ground Floor



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		83
(81-91) B		
(69-80) C	66	
(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.

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• SUPERB FAMILY HOME • 3 BEDROOMS • RECENTLY MODERNISED • FEATURE KITCHEN/DINER • GAS CH • UPVC DOUBLE GLAZING • PARKING 2 CARS • ENCLOSED REAR GARDEN • GARDEN CHALET

A super detached house that has been modernised by the current owners with features and benefits that include gas fired central heating, uPVC double glazed windows, new slates to the roof, new kitchen and bathroom suites and parking for two cars. To the rear there is an enclosed garden with an addition of a good sized garden room that could provide a home office.

The property is well situated in a popular residential area and nearby there is the local primary school and the main town of Shanklin with its variety of shops and amenities is about one mile distant. Also close by are the Morrison and Aldi superstores at Lake.

To fully appreciate the well presented and comfortable accommodation we would recommend an internal viewing. It comprises:

ENTRANCE PORCH AREA AND HALLWAY

with CLOAKROOM downstairs with low level WC and integrated wash basin. Cupboard housing Glow worm boiler, recently installed.

LOUNGE 14'5 x 11'8 (4.39m x 3.56m)

KITCHEN/DINER 17'5 max x 12'10 max (5.31m max x 3.91m max)

Refitted and featuring five burner gas hob with extractor over, slimline dishwasher and plumbing for washing machine. Feature island bar with built in electric oven and grill. From the dining area French Doors to Garden.

Stairs leading to FIRST FLOOR and LANDING.

BATHROOM

with white suite

BEDROOM 1 14' 5 into bay x 11'8 (4.27m 1.52m into bay x 3.56m)

BEDROOM 2 12'11 x 10' (3.94m x 3.05m)

BEDROOM 3 7' x 10' (2.13m x 3.05m)

OUTSIDE

Block paved driveway providing parking for two cars. Enclosed rear garden with sandstone patio and lawned area. As mentioned Garden Chalet 12'11 x 16'11 with mains electricity, water and drainage connected. Subject to any necessary consents we feel this would make an ideal home office or maybe an Airbnb chalet.

SERVICES

All mains are available.

TENURE

Freehold.

COUNCIL TAX

Band D



