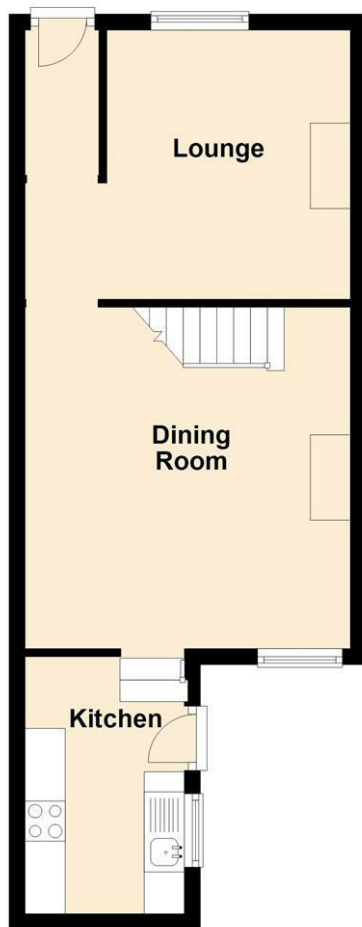


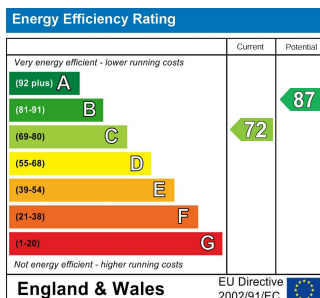
Ground Floor



First Floor



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

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PO37 7AA

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SALES@ARTHUR-WHEELER.CO.UK
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ORCHARDLEIGH ROAD
SHANKLIN
PO37 7NP

£220,000



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



- MID TERRACED TOWN COTTAGE • 2 DOUBLE BEDROOMS • UPVC DOUBLE GLAZING VIRTUALLY THROUGHOUT • GAS CH • GARDEN • PARKING • NO ONWARD CHAIN

A mid terrace town cottage being well located and offering easy access to the Town Centre amenities and shops. Also close by is the pretty Old Village area of Shanklin, the Bus Terminus and the Railway Station.

Benefits to the property include gas fired central heating, replacement uPVC double glazed windows virtually throughout, a rear garden and off road parking to the rear.

It comprises:

GROUND FLOOR

Semi-open plan lobby leading to

LOUNGE 13'4 max x 10'11 max (4.06m max x 3.33m max)

LOBBY AREA

With understairs store cupboard.

DINING ROOM 13'4 x 11'2 max (4.06m x 3.40m max)

KITCHEN 10'6 max x 6'6 max (3.20m max x 1.98m max)

Door to outside.

Stairs leading to FIRST FLOOR and LANDING

With ceiling hatch to roof space.

BEDROOM 1 13'4 max x 11'1 (4.06m max x 3.38m)

With fitted wardrobe.

BEDROOM 2 11'2 x 9'10 (3.40m x 3.00m)

BATHROOM

4 piece suite comprising panel bath, pedestal wash basin, low level WC and quadrant shower cubicle.

OUTSIDE

To the rear of the property there is an enclosed garden area and parking for one vehicle.

TENURE

Freehold.

SERVICES

All mains are available.

COUNCIL TAX

Band B

