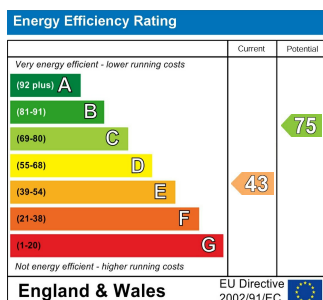


Floorplans are not to scale and for guidance only



### 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](mailto: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  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)





102  
GREEN LANE  
SHANKLIN  
PO37 7HD

£330,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• SUPERB MATURE GARDENS • GARAGE & AMPLE OFF ROAD PARKING • POPULAR LOCATION • GARAGE & SUMMER HOUSE • FIRST TIME TO MARKET • NO ONWARD CHAIN

Situated on the outskirts of Shanklin and within walking distance of the Cliff Path walks this individually styled chalet Bungalow is the first time to market. The property sits centrally on a good sized plot with stunning mature gardens to both the front and rear and ample off road parking leading to a Garage. The accommodation comprises 2 Bedrooms, Lounge, Kitchen/Diner and Bathroom on the ground floor and a great sized bedroom (currently being used as a second Lounge on the first floor. The property is warmed by electric hating and is offered with no onward chain. We highly recommend an internal inspection to truly appreciate the accommodation on offer which comprises;

#### ENTRANCE HALL

With superb spiral staircase

**LOUNGE 19'3 x 12'5 (5.87m x 3.78m)**

**KITCHEN/DINER 13'11 x 9'5 (4.24m x 2.87m)**

**BEDROOM 1 11'10 x 10'10 (3.61m x 3.30m)**

**BEDROOM 2 11'10 max x 8'8 max (3.61m max x 2.64m max)**

**BATHROOM 7'11 x 6'11 (2.41m x 2.11m)**

**First Floor - Via Spiral Staircase**

**BEDROOM 3 / Second Lounge 20'8 max x 14'6 max (6.30m max x 4.42m max)**



#### OUTSIDE

Front: Mature gardens with fishponds. Driveway providing Off Road Parking for several vehicles leading to a GARAGE.

REAR; Mature gardens with patio areas, decking and fish ponds leading to a SUMMER HOUSE.

**TENURE - Freehold**

**COUNCIL TAX - Band E**

#### SERVICES -

Mains drainage, electricity and water.





