

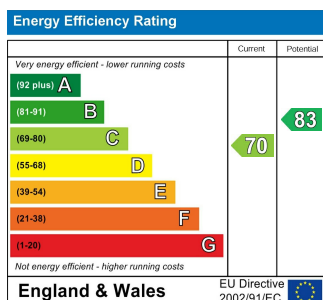
## Ground Floor



## 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](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

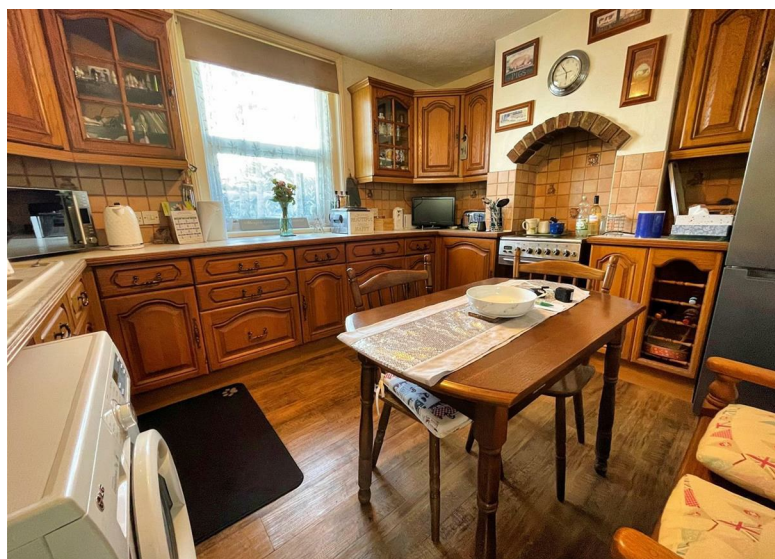
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£230,000



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• 2 BED COTTAGE • PARKING • GOOD SIZED GARDEN • SEMI RURAL LOCATION • CLOSE TO CONVENIENCE STORE

An older style end terrace house that is well located in a semi rural situation being about two miles distant from the main town of Shanklin and within one mile of the Morrisons superstore at Lake. Also close by is a good convenience store/sub post office and nearby there are many miles of delightful countryside walks. The accommodation is warmed by gas fired central heating and benefits from uPVC double glazing, a two storey extension to the rear, parking and a good sized garden. To fully appreciate the property we would recommend an internal viewing. It comprises:

#### GROUND FLOOR

##### ENCLOSED ENTRANCE PORCH

**KITCHEN** 12' max x 10'5 (3.66m max x 3.18m)

**DINING ROOM** 12'max x 10' 9 (3.66mmax x 3.05m  
2.74m)  
archway to

**LOUNGE** 11'2 x 10'4 (3.40m x 3.15m )  
with doors to garden.

##### Stairs to First Floor

**BEDROOM 1** 12' max x 10'6 (3.66m max x 3.20m)

##### BATHROOM

with cupboard housing Glow-worm gas fired boiler.

**BEDROOM 2** 13'2 x 9'5 exclusive of recess (4.01m x  
2.87m exclusive of recess)

##### OUTSIDE

To the front of the property there is a right of way over the neighbouring block of 4 flats and there is car parking to the front and side. To the rear of the property there is a small patio area and a good sized garden that is mainly laid to lawn.

##### SERVICES

All mains are available

##### TENURE

Freehold

##### COUNCIL TAX

Band C



