

Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

LOVE WHERE YOU LIVE

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SQUIRRELS WOOD
MORTON OLD ROAD
BRADING
ISLE OF WIGHT
PO36 0EN

£325,000



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www.arthur-wheeler.co.uk



- INDIVIDUAL DETACHED BUNGALOW • NON ESTATE LOCATION • 3 BEDROOMS • SUN ROOM
- EXTENSION • PARKING • GARAGE • DELIGHTFUL GARDENS

An individual non estate detached bungalow that is well located in a popular road and nearby is the well frequented Yarbridge Inn and a little further distant is a good local convenient store. Also close by there are many miles of delightful countryside walks and bicycle rides. The main town of Sandown and the beach/Esplanade are only about one and a quarter miles distant.

Features and benefits to the property include gas fired central heating, replacement uPVC double glazed windows virtually throughout, a sun room extension, ample parking, a garage and lovely gardens. By modern day standards we are of the opinion that the property will require updating and modernisation.

The bungalow is offered with NO ONWARD CHAIN and we would recommend an early viewing. It comprises:

Replacement entrance door to

SUN ROOM 12' x 13' (3.66m x 3.96m)

Dimensions exclusive of entrance recess.

L-SHAPED LOUNGE/DINER 25'3 max x 21'11 max (7.70m max x 6.68m max)

KITCHEN 10'6 x 9'1 (3.20m x 2.77m)

Door to larder cupboard.

CONSERVATORY/PORCH 7'8 x 6'6 (2.34m x 1.98m)

Door to INNER LOBBY

with cupboard housing Ideal gas fired boiler and insulated hot water cylinder with immersion.

Ceiling hatch to roof space.

SHOWER ROOM

with double enclosed shower cubicle and wash basin.

SEPARATE WC

BEDROOM 1 10'10 square (3.30m square)

BEDROOM 2 10'10 x 9'10 (3.30m x 3.00m)

BEDROOM 3 13'4 max x 8'2 red to 6'8 (4.06m max x 2.49m red to 2.03m)

with wash basin.

OUTSIDE

5-bar gate leading to driveway providing parking/turning area with single Car port and single Garage with double doors (unexamined). There are enclosed lawned gardens to two sides of the property with garden shed and summer house. Raised patio area which can be accessed from either the grounds or the Garden Room.

SERVICES

All mains are available.

TENURE

Freehold.

COUNCIL TAX

Band D



