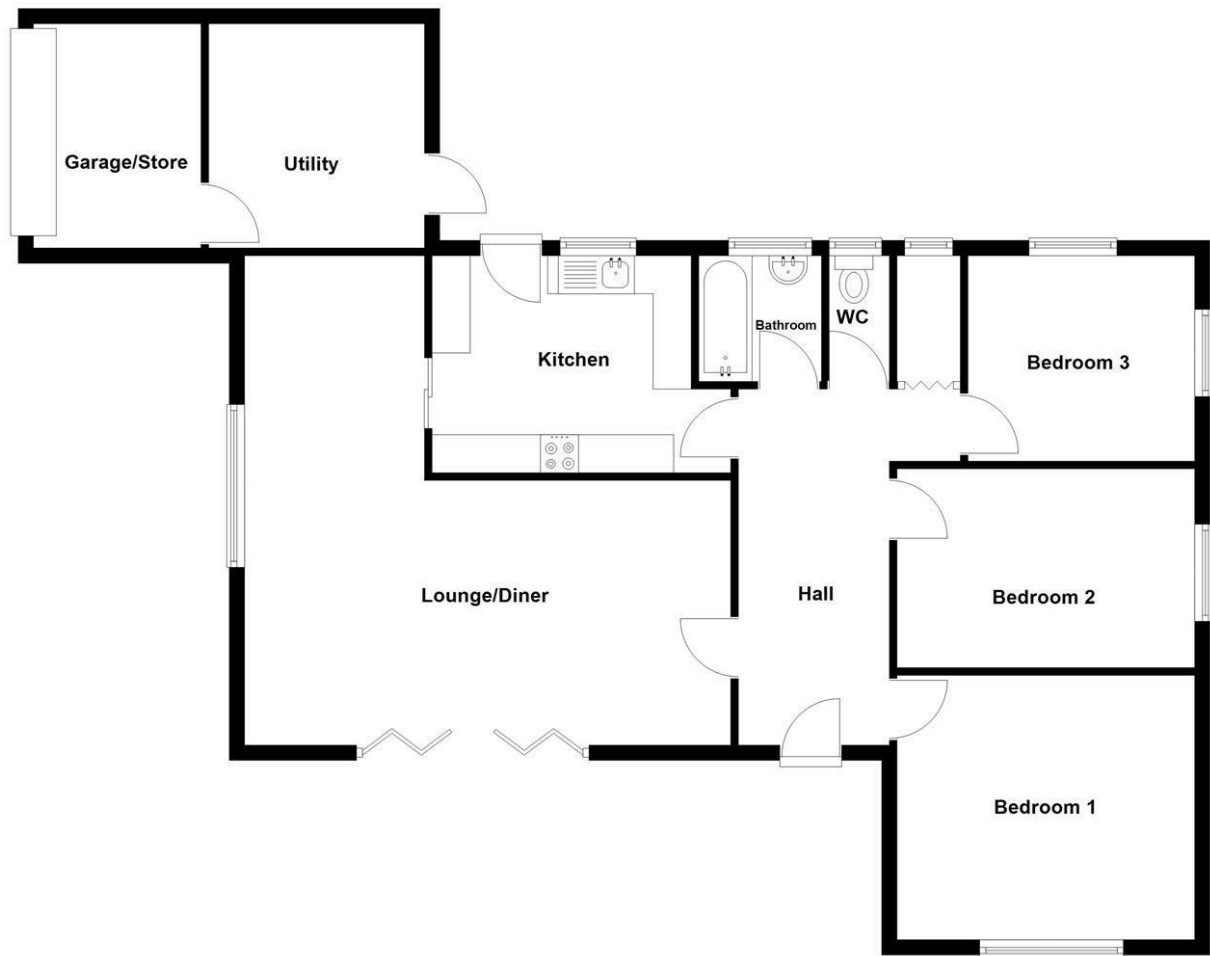


## Ground Floor



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](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)



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• DETACHED BUNGALOW • 3 BEDROOMS • SUPERB COUNTRYSIDE VIEWS • GAS CH • UPVC DOUBLE GLAZING • PARKING • CHALET/HOME OFFICE • GARDENS

A superb detached bungalow enjoying some stunning background countryside views towards Culver Down and being well located on a popular residential development that is within easy reach of a local convenience store. The well presented and spacious accommodation benefits from gas fired central heating, replacement uPVC double glazed windows, bi-fold doors from the lounge area, attractive gardens and parking. The property is offered with NO ONWARD CHAIN and we would recommend an internal viewing to fully appreciate the accommodation. It comprises:

#### ENTRANCE HALL

With cupboard area.

#### LOUNGE/DINER 21'5 max x 21'1 max (6.53m max x 6.43m max)

L-shaped with feature bi-fold doors, opening on to a deck area with the gardens beyond. As mentioned beautiful background countryside views.

#### KITCHEN 11'2 x 8'9 (3.40m x 2.67m)

With plumbing for dishwasher, built in hob with extractor over and built in oven and grill.

#### BEDROOM 1 12'10 x 11'5 (3.91m x 3.48m)

#### BEDROOM 2 12'10 x 8'7 (3.91m x 2.62m)

#### BEDROOM 3 10'1 x 8'11 (3.07m x 2.72m)

#### BATHROOM

With shower over bath. Wash basin.

#### SEPARATE WC

#### OUTSIDE

Driveway providing parking and leading to store area, 7'4 x 9'5, with up and over door. Sub-divided to Utility Area 9'5 x 9'5 with plumbing for washing machine. NB: This used to be a garage and could be reinstated with the removal of the partition. The main gardens are mainly laid to lawn with slightly raised deck area from the Lounge and again enjoy some lovely countryside views. Side patio area with feature Summer House/Home Office 8'10 x 6'10 with power and light.

#### SERVICES

All mains available.

#### TENURE

Freehold

#### COUNCIL TAX

Band E





