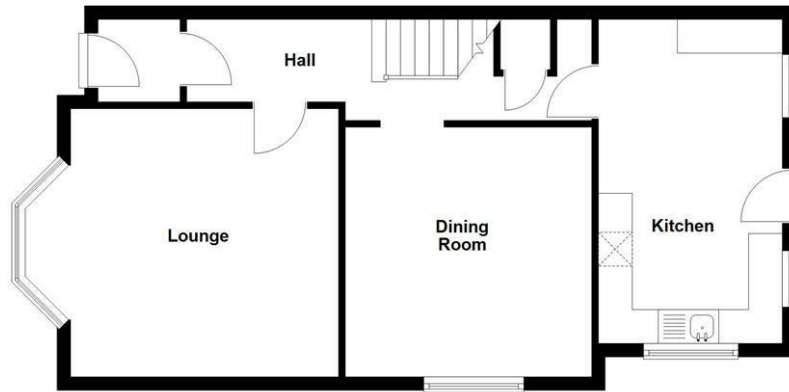
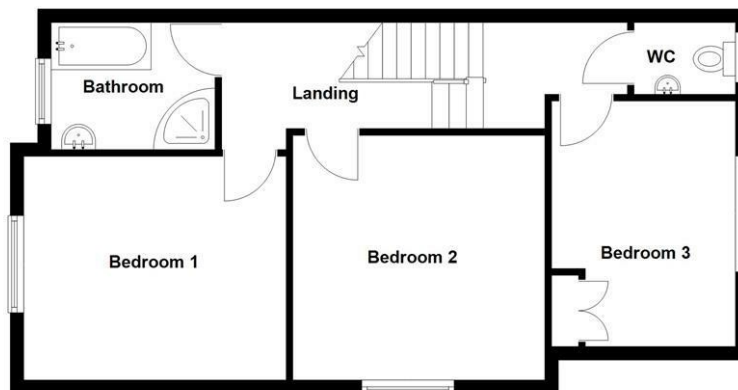


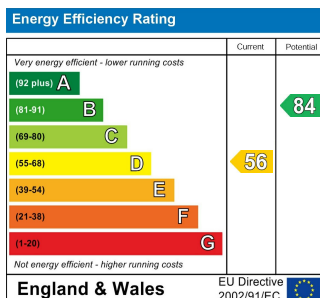
### Ground Floor



### 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.

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- SEMI DETACHED TOWN HOUSE • 3 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • PARKING • GARDEN • NO ONWARD CHAIN

An older style semi-detached town house being well located in a quiet road but offering easy access to the Town Centre shops and amenities and the picturesque Old Village. Also within the area is the Esplanade and sandy beaches.

The accommodation benefits from gas fired central heating and replacement uPVC double glazed windows and outside there is parking and an enclosed garden to the rear. It comprises:

Replacement front door to:

**ENCLOSED ENTRANCE PORCH**

**HALLWAY**

**LOUNGE 13' x 15' into bay (3.96m x 4.57m into bay)**

**DINING ROOM 12'2 x 11'1 exc of recess (3.71m x 3.38m exc of recess)**

**KITCHEN 15'10 x 8'11 (4.83m x 2.72m)**

With Concord gas fired boiler.

Stairs leading to:

**FIRST FLOOR AND LANDING**

With ceiling hatch to roof space.

**BEDROOM 1 13'2 x 11'2 max (4.01m x 3.40m max )**

**BEDROOM 2 12'1 x 12'1 (3.68m x 3.68m)**

**BATHROOM**

With suite of corner bath, pedestal wash basin and quadrant shower cubicle.

**BEDROOM 3 12'5 x 7'11 average (3.78m x 2.41m average)**

With built in airing cupboard with lagged cylinder with immersion.

**SEPARATE WC**

With low level cistern and hand basin.

**OUTSIDE**

To the front there is a small Garden area. Concrete hard standing for one car. Garden shed. Gate and side path leading to enclosed rear garden with fish pond and a variety of shrubbery and plants.

#### SERVICES

All mains are available.

#### TENURE

Leasehold. Held on the balance of a 1000 year lease from October 1870.

#### COUNCIL TAX

Band C



