

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		86
(81-91) B		
(69-80) C	69	
(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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• LINK DETACHED BUNGALOW • 2 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • POPULAR RESIDENTIAL LOCATION • CLOSE TO TOWN • PARKING AND GARAGE • ENCLOSED REAR GARDENS • NO ONWARD CHAIN

A link-detached bungalow (by garage only) being located on a popular resident development of similar properties but being only about three quarters of a mile distant from the Shanklin town centre shops and amenities and just over half of a mile from the Morrison and Aldi superstores at Lake. The accommodation is warmed by gas fired central heating and benefits from replacement uPVC double glazed windows. By modern day standards we are of the opinion that the property will require some redecoration and upgrading. Outside there is a driveway providing parking for two cars that leads to a single garage. To the front there is an open plan garden and there are enclosed gardens to the rear with some pleasant background views of the surrounding downland. The property is offered with NO ONWARD CHAIN and comprises:

Front door to

ENTRANCE LOBBY/STORE AREA

With door to GARAGE

Inner front door to

ENTRANCE HALL

With cupboard housing gas fired Worcester boiler.
Built in linen cupboard. Ceiling hatch to roof space.

SITTING ROOM 15' 8 exc door recess x 10'10 max
(4.57m 2.44m exc door recess x 3.30m max)

DINING AREA 10'9 x 7'9 (3.28m x 2.36m)

KITCHEN 7'1 x 10' 9 ex of door recess (2.16m x 3.05m 2.74m ex of door recess)
Door to outside.

SHOWER ROOM

With walk in shower, low level WC and vanity wash basin. Heated towel rail.

BEDROOM 1 10'10 x 10'10 (3.30m x 3.30m)

BEDROOM 2 10'9 x 10'10 (3.28m x 3.30m)

OUTSIDE

Block paved driveway providing parking for two cars and leading to single Garage, 16'2 x 8'2, with double doors, power and light and rear access door. Open plan garden to the front being mainly laid to gravel and enclosed rear garden being mainly laid to lawn with background views of the countryside.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C



