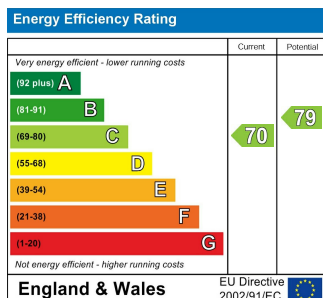


Floorplans are not to scale and for guidance only



## 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

46 REGENT STREET  
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01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
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BI-IK  
AVENUE ROAD  
WROXALL  
PO38 3EG

£375,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• **INDIVIDUAL DETACHED HOUSE** • **3 BEDROOMS (MASTER EN SUITE)** • **CONSERVATORY WITH WESTERLY ASPECT** • **SUPER COUNTRYSIDE VIEWS TOWARDS STENBURY DOWN** • **PARKING AND GARAGE** • **EASY TO MAINTAIN GARDENS**

An individual detached house that has been in the same family ownership since construction and being well located in a peaceful setting on a private road and being within close proximity of the local convenience store, also within the area is a Primary School and the Island Free School ( for secondary pupils) is about one and a half miles distant. Nearby there are many miles of delightful countryside walks and bicycle rides. The main town of Shanklin is approximately three miles distant and offers a good selection of shops, amenities and the beaches from the Esplanade.

The well planned accommodation benefits from gas fired central heating, replacement uPVC double glazed windows, an en suite facility to the main bedroom, a conservatory with a westerly aspect, parking, garage and pleasant easy to maintain gardens.

To fully appreciate the accommodation, we would recommend an internal viewing. It comprises:

**ENTRANCE HALL**

**CLOAKROOM**

With WC and wash basin.

**LOUNGE 15' 11 x 13'9 max (4.57m 3.35m x 4.19m max)**

Leading to:

**SUN LOUNGE 9'10 x 8'11 (3.00m x 2.72m)**

With double doors to Front Garden

**DINING ROOM 10'10 x 9'9 (3.30m x 2.97m)**

Accessed from both via the Lounge and Kitchen

**KITCHEN/BREAKFAST ROOM 14'5 x 9'8 (4.39m x 2.95m)**

Well fitted and including Smeg four ring electric hob, with extractor unit above and double oven below. Integrated fridge and freezer and Smeg dishwasher.

**UTILITY ROOM 12' 10 x 4'10 (3.66m 3.05m x 1.47m)**

Built in store cupboard and plumbing for washing machine. Door to garden.

**Stairs to First Floor and Landing**

With built in airing cupboard with insulated cylinder with immersion.

**BEDROOM 1 12' 11 into wardrobes x 9'9 (3.66m 3.35m into wardrobes x 2.97m)**

**EN SUITE SHOWER ROOM**

With shower, wash basin and WC.

**BEDROOM 2 10'9 max exc door recess x 11'7 (3.28m max exc door recess x 3.53m)**

**BEDROOM 3 9'10 x 9'10 into wardrobe (3.00m x 3.00m into wardrobe)**

Bedrooms 2 and 3 enjoy some super views towards Stenbury Down.

**BATHROOM**

With bath, with overhead shower, wash basin and WC. Heated Towel Rail.

**OUTSIDE**

To the front of the property a driveway providing for two cars leads to a Garage (16'9 x 8'9), with up and over door, power and light. Loft space with pull down ladder and further light. and Viessmann gas fired boiler. To the front of the property there is a Garden enjoying a westerly aspect, being mainly laid to lawn, with patio area and established borders.

To the rear of the property there is a raised Courtyard Area and a rear pedestrian footpath.

**SERVICES**

All mains available.

**TENURE**

Held on the balance of a 990 year lease from 1901.

**COUNCIL TAX**

Band E



