



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		66
(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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SHANKLIN
PO37 7EB

£310,000



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- LINK DETACHED BUNGALOW • 3 BEDROOMS • EXTENDED ACCOMMODATION • 2 BATHROOMS/SHOWER ROOM • GAS CH • UPVC DOUBLE GLAZED WINDOWS • PARKING AND GARAGE • GARDEN • NO ONWARD CHAIN • POPULAR LOCATION

A link detached bungalow (by garage only) being well located on a popular residential development of similar properties and being within an approximate three quarters of a mile from the town centre shops and amenities. From the town there is convenient access to the beach and Esplanade. Also within close proximity are the Morrison, Aldi and Lidl superstores.

The property has been extended to provide spacious accommodation which is warmed by gas fired central heating and benefitting from replacement uPVC double glazed doors and windows. Outside there is a driveway providing parking for 2-3 cars leading to a single Garage, an open plan front garden and enclosed gardens to the rear. It is offered with NO ONWARD CHAIN. It comprises:

Front Door to:

ENTRANCE LOBBY

Leading to:

CONSERVATORY 10'11 x 7'11 (3.33m x 2.41m)

With double doors to the garden.

ENTRANCE HALL

With store cupboard and airing cupboard with insulated cylinder with immersion.

LOUNGE 15'8 exc of door recess x 10'11 (4.78m exc of door recess x 3.33m)

Leading to:

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

KITCHEN 10'9 x 7'3 exc of door recess (3.28m x 2.21m exc of door recess)

Vaillant gas fired boiler.

SIDE PORCH 6'11 x 3'5 (2.11m x 1.04m)

BATHROOM

White suite comprising panel bath with shower over, pedestal wash basin, low level WC.

SHOWER ROOM

With shower cubicle, wash basin and low level WC.

OFFICE 5'7 x 7'5 (1.70m x 2.26m)

BEDROOM 1 11'3 x 10'11 into wardrobe (3.43m x 3.33m into wardrobe)

BEDROOM 2 11'5 x 10'10 max into wardrobe (3.48m x 3.30m max into wardrobe)

BEDROOM 3 10'11 x 10'10 into wardrobe (3.33m x 3.30m into wardrobe)

OUTSIDE

Driveway providing parking for 2-3 cars leading to Garage, 15'10 x 8'3 with up and over door with power and light. Open plan front garden and an enclosed garden to the rear being of a manageable size and being mainly laid to lawn.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C



