



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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

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• **4 BEDROOMS DOUBLE FRONTED HOUSE** • **CLOSE TO BEACH AND TOWN** • **RECENTLY FITTED KITCHEN** • **GCH & UPVC GLAZED** • **RECENT BATHROOM & WC** • **MUST BE SEEN**

\*\*\*\*Second Stage Resident Permit Parking\*\*\*\* A CHAIN FREE surprisingly spacious 3-4 bedroom double fronted Victorian town house, with the potential to add further accommodation on the lower ground floor (subject to the necessary consents) . The property is well located in a residential road, which in turn is situated just off the Town Centre and is therefore convenient for most of the local amenities including Railway Station, Bus Terminus, Shops etc. The Cliff Path, Esplanade and Beach are all approximately a 700 yard walk.

The house has been refurbished in recent years with features that include gas fired central heating, replacement uPVC double glazing, re-fitted bathroom suite and stunning kitchen/diner which has just been fitted. In our opinion the property is offered for sale in a good decorative condition. Outside is an easy to maintain courtyard garden. The accommodation is arranged in such a way so that it can either suit a large family utilising four bedrooms or would suit working from home and using the lower ground floor bedroom as an office. We would recommend an internal viewing to fully appreciate the flexible accommodation on offer which comprises:

**ENTRANCE HALL**

With stairs to first and lower ground floors

**TENURE - Freehold (to be confirmed)**

**COUNCIL TAX - Band C**

**LOUNGE 14'5 x 11'11 (4.39m x 3.63m )**

**KITCHEN/DINER 15' reducing to 12'1 x 9'10 (4.57m reducing to 3.68m x 3.00m )**

Recently fitted kitchen



**BATHROOM 11'11 x 5'11 (3.63m x 1.80m )**

**FIRST FLOOR - Landing**

**BEDROOM 1 14'5 x 11'11 (4.39m x 3.63m )**

**BEDROOM 2 12 x 9'11 (3.66m x 3.02m )**

**BEDROOM 3 11'6 x 5'11**

**SEPARATE WC**

**LOWER GROUND FLOOR**

There are two void areas under the property which (subject to the necessary consents) could create further accommodation one under the Kitchen the other under the Lounge.

**BEDROOM 4 / OFFICE 11'4 x 6'3**

**OUTSIDE**

Walled front garden with side access to the rear courtyard style garden. NB No.11 has right of access over rear path. Unrestricted Road Parking in the street.

**SERVICES - All Mains Available**





