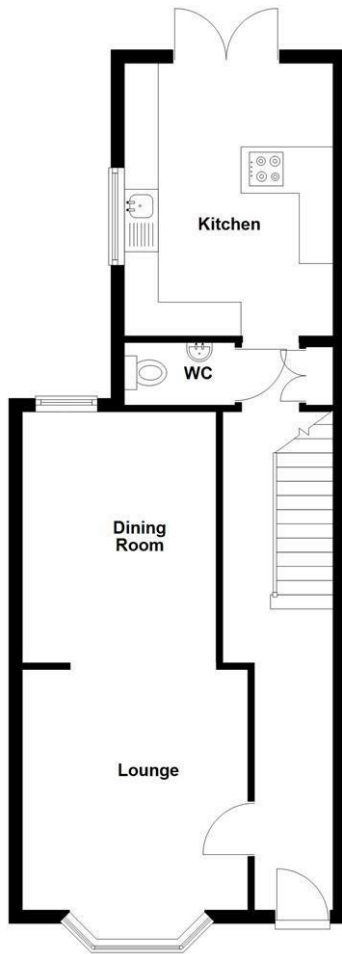


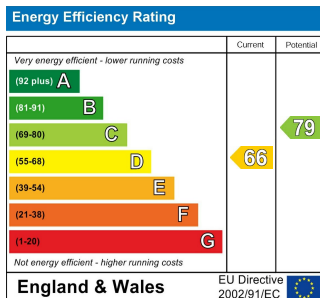
Ground Floor



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

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

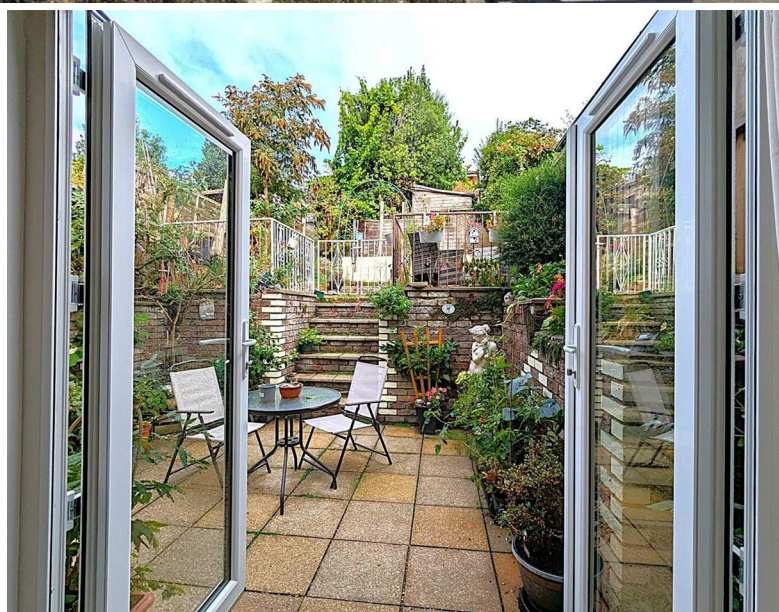
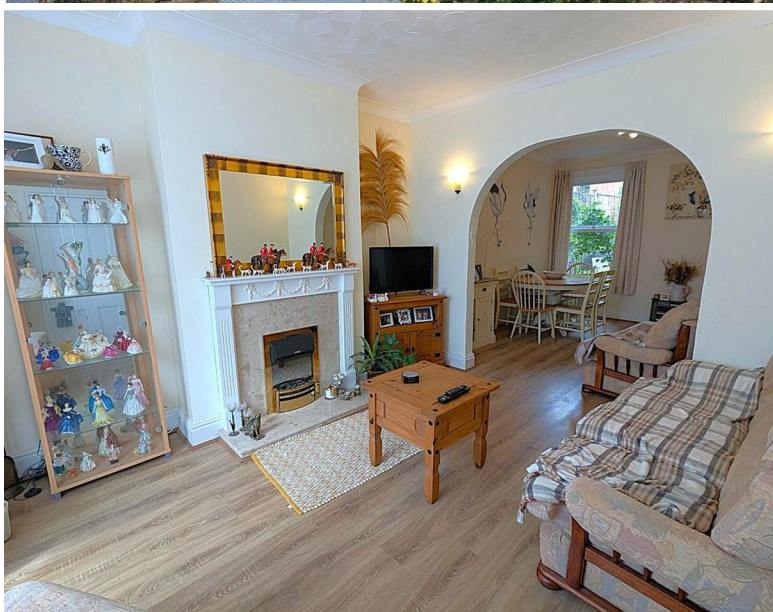
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK



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SPRING GARDENS
SHANKLIN
PO37 7AQ

£269,950



01983 868 333
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- SEMI DETACHED TOWN HOUSE • 3 BEDROOMS • EN SUITE SHOWER • GAS CH • UPVC DOUBLE GLAZING • ENCLOSED REAR GARDEN • CLOSE TO SHOPS AND AMENITIES

An older style semi-detached house being well situated just off the Town Centre and offering convenient access to the shops and amenities including the Bus Terminus and the Railway Station with connections to the mainland via the Ryde to Portsmouth catamaran service.

The accommodation which is warmed by gas fired central heating benefits from uPVC double glazed doors and windows, a refitted kitchen suite and a garden to the rear. It comprises:

GROUND FLOOR

ENTRANCE HALL

With storage cupboard.

LOUNGE 14' into bay x 10'11 max (4.27m into bay x 3.33m max)

Leading to:

DINING AREA 11'11 x 9'5 (3.63m x 2.87m)

KITCHEN 10'2 x 13' 3 (3.10m x 3.96m 0.91m)

With feature Breakfast Bar, built in hob and oven, slimline dishwasher and recess plumbing for washing machine.

CLOAKROOM

With WC and basin. Glow-worm gas fired boiler.

Stairs to FIRST FLOOR AND LANDING

BEDROOM 1 14' into bay x 10'3 (4.27m into bay x 3.12m)

Archway to:

EN SUITE SHOWER ROOM

With shower and basin.

BEDROOM 2 11'10 x 9'6 (3.61m x 2.90m)

BEDROOM 3 10'3 x 9'3 exc of recess (3.12m x 2.82m exc of recess)

SHOWER ROOM

With shower, wash basin and WC.

OUTSIDE

Small front garden and to the rear there is an enclosed garden on two levels with the lower level being laid to patio with steps to raised area.

SERVICES

All mains are available.

TENURE

Leasehold. Held on the balance of a 1000 year lease from 1899.

COUNCIL TAX

Band C

