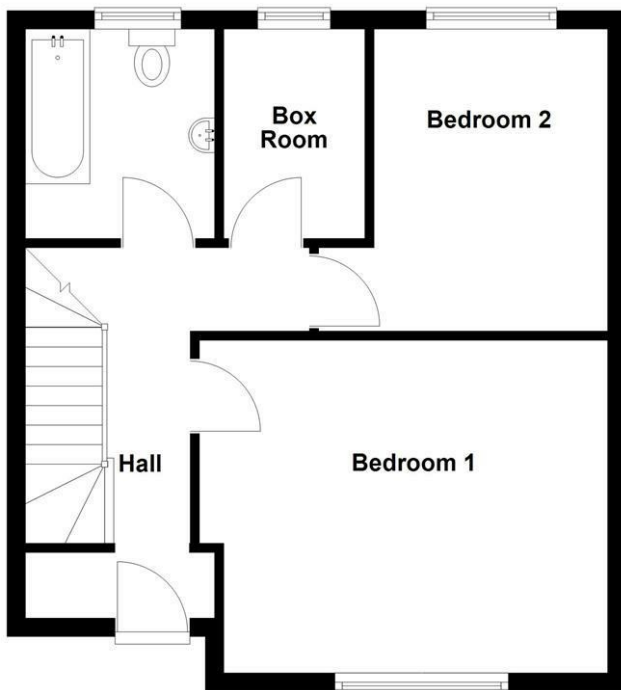
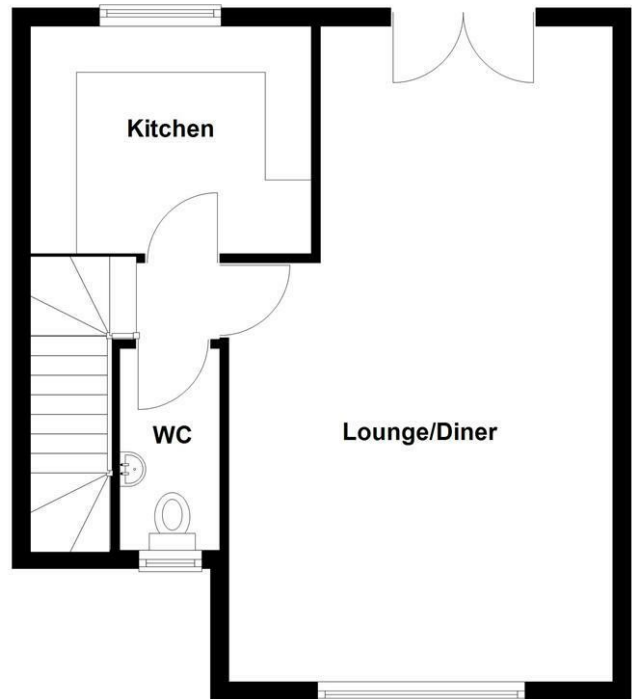


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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](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.

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- "UPSIDE DOWN" DETACHED HOUSE • 2 BEDROOMS AND BOX ROOM • SEMI RURAL LOCATION • SUPERB COUNTRYSIDE VIEWS FROM LOUNGE/DINER • PARKING 2/3 CARS • NO ONWARD CHAIN

An "upside down" detached house in a semi rural location enjoying some superb countryside from the front elevation. The property benefits from gas fired central heating, uPVC double glazed doors and windows and outside there is parking for 2/3 cars.

The property is within close proximity of a good convenience store/sub post office and the Morrison and Aldi superstores are about 1 miles distant and the main town of Shanklin is approximately 2 miles.

The property is offered with NO ONWARD CHAIN and we would recommend an early viewing. It comprises:

#### GROUND FLOOR

Entrance Door to

#### LOBBY AREA and ENTRANCE HALL

With understairs store cupboard.

#### BEDROOM 1 13' max x 11'1 into wardrobes

(3.96m max x 3.38m into wardrobes)

With countryside views.

#### BEDROOM 2 10' 7 x 8'4 exc of door recess (3.05m

2.13m x 2.54m exc of door recess)

#### BOX ROOM 5' x 7'2 (1.52m x 2.18m)

#### BATHROOM/WC

With suite comprising panel bath, pedestal wash basin, WC. Heated towel rail.

#### Stairs leading to First Floor and Landing

With ceiling hatch to roof space.

#### CLOAKROOM

With wash basin and WC

#### KITCHEN 9'6 x 7'2 (2.90m x 2.18m)

With electric hob and oven, extractor unit over. Valiant gas fired boiler.

#### LOUNGE/DINER 22'2 x 10'6 ext to 12'7 (6.76m x

3.20m ext to 3.84m)

To the rear, double doors enclosed by railings and to the front the property enjoys some truly superb views of the surrounding countryside and downland.

#### OUTSIDE

To the front there is a block paved driveway, providing parking for 2/3 cars. Pathway to the rear of the property and moderate gravelled area to the side.

#### SERVICES

All mains are available.

#### TENURE

Freehold

#### COUNCIL TAX

Band D

