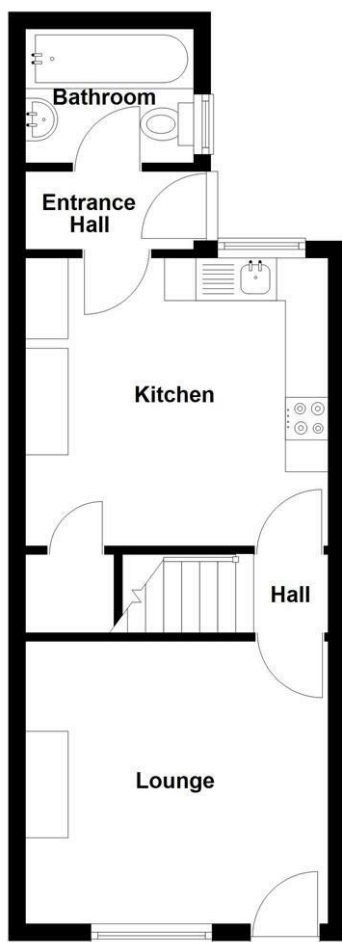
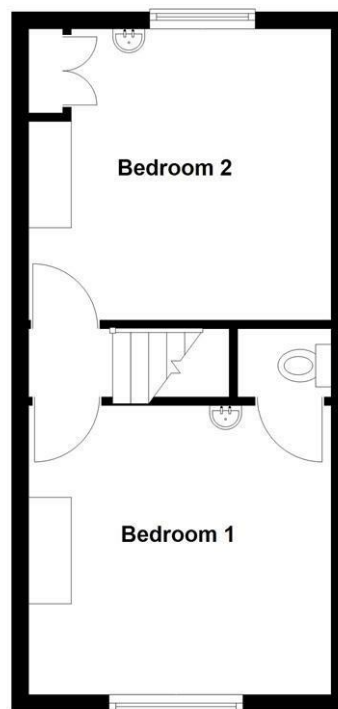


Ground Floor



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	69	79
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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£125,000



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• CHAIN FREE • CASH BUYERS ONLY • MID-TERRACE COTTAGE • TWO BEDROOMS • REAR GARDEN • SEA VIEWS

Offered Chain Free a mid-terraced older style cottage being located in upper Bonchurch and benefiting from a working open fire in the lounge, gas fired central heating and replacement uPVC double glazed Sash windows. From the rear first floor elevation there are views of the sea. There is a small enclosed rear garden with log store. Given the recent local history, we are of the opinion this property would be suitable for CASH BUYERS ONLY, and we feel this is reflected in the asking price. It comprises:

Shared External Staircase

Leading to

Entrance Lobby

Bathroom/WC

Kitchen 11'8 max x 11'1 (3.56m max x 3.38m)

Lounge 11'8 max x 10'11 (3.56m max x 3.33m)

with door to rear garden

Stairs to first floor

Bedroom One 11'8 max x 10'11 (3.56m max x 3.33m)

with sea views, wash basin and door to cloakroom with macerator W/C

Bedroom Two 10'6 ave x 10'11 (3.20m ave x 3.33m)

with cupboard housing Glow Worm gas fired boiler and insulated hot water cylinder. Wash basin.

Outside

Enclosed rear garden, being mainly laid to lawn with small patio area from back door

Services

Mains electricity, gas and water. Drainage by septic tank.

Tenure

Freehold

Council Tax

Band B



