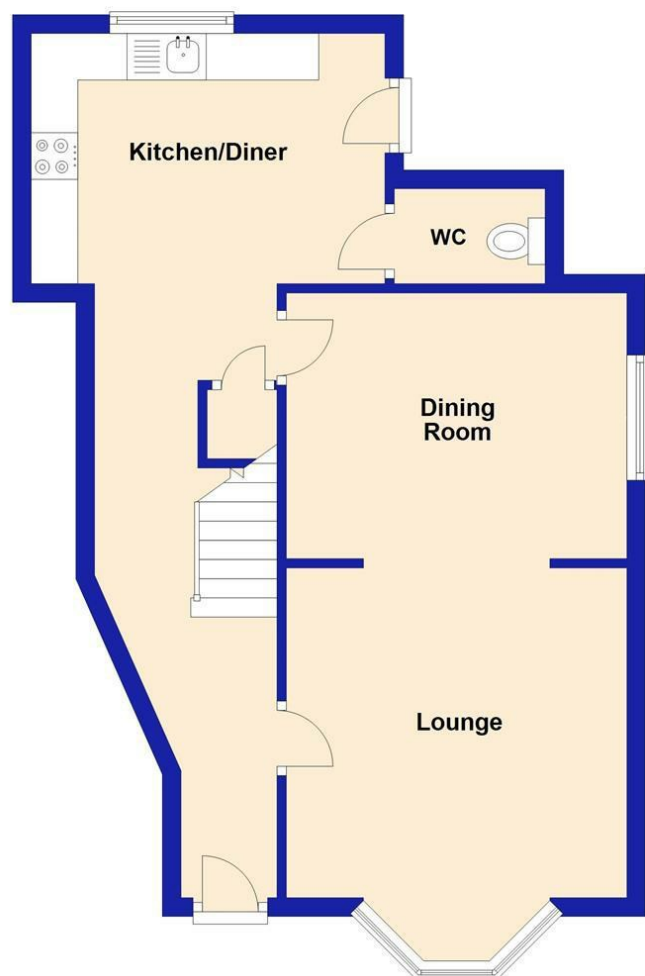
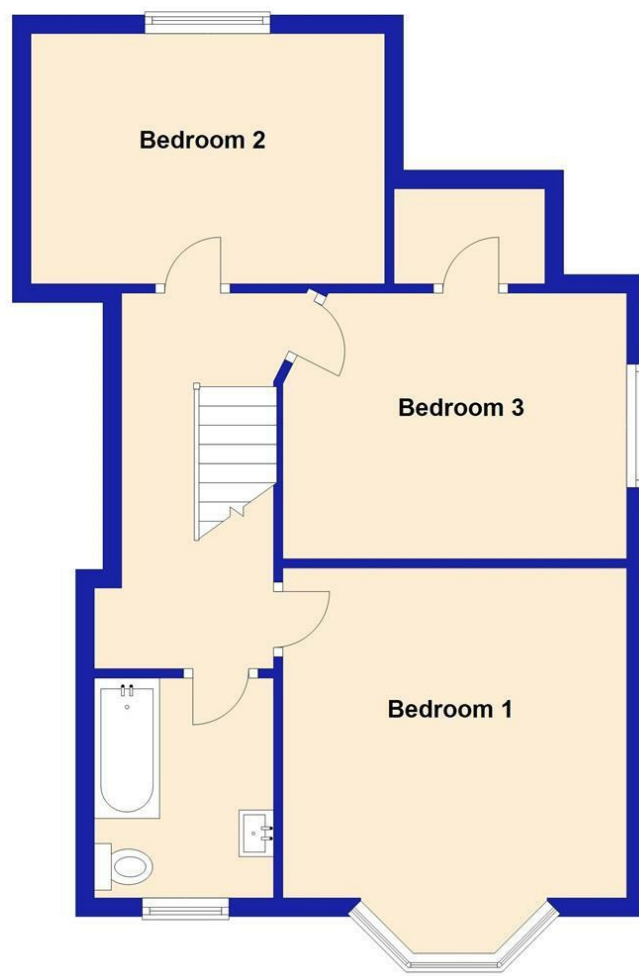


Ground Floor



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

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

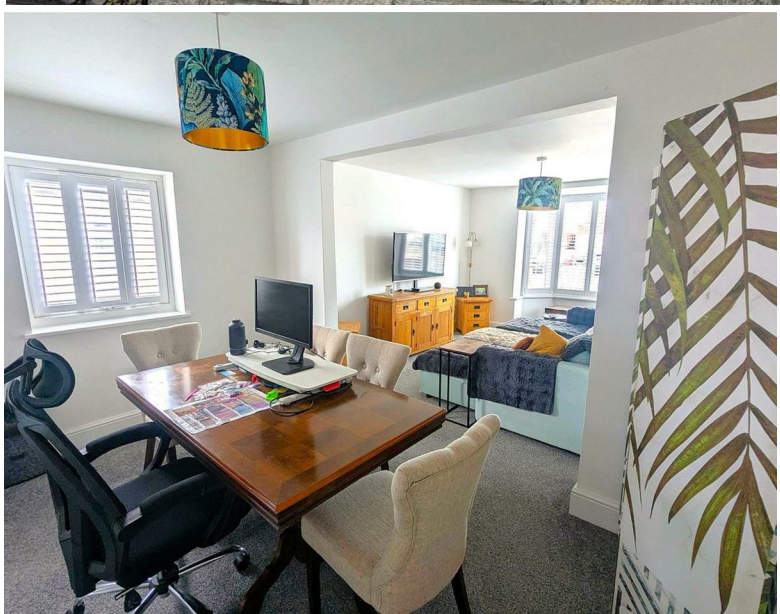
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



20
LANDGUARD ROAD
SHANKLIN
PO37 7JU

£259,950



01983 868 333
www.arthur-wheeler.co.uk



- RECENTLEY RENOVATED • THREE BEDROOMS • GREAT TOWN LOCATION • ELECTRIC
- CENTRAL HEATING • ENCLOSED REAR GARDEN • CHAIN FREE

CHAIN FREE - A well proportioned older style semi-detached house occupying a central Town Centre location, which provides easy access to the local shops and amenities that include: Pharmacies, Co-Operative stores, Sub Post Office, Doctors Surgery, Railway and Bus Stations. Also nearby is the Beach and Esplanade and the picturesque Old Village with its selection of Bars & Restaurants.

The property has undergone an extensive refurbishment programme in recent years and features include: replacement uPVC double glazed doors and windows, electric central heating, refitted kitchen and bathroom suites, re-wiring and new slates to the roof.

We would recommend an internal viewing to fully appreciate the accommodation offered. It comprises:

ENTRANCE HALL

With radiator and useful under stairs storage cupboard.

CLOAKROOM

With low level WC.

LOUNGE/DINER 21'3 x 12' (6.48m x 3.66m)

Feature bay window.

KITCHEN 8'6 x 12'7 (2.59m x 3.84m)

Inset electric hob with extractor over. Electric oven under. Recess plumbing for washing machine machine. Half glazed door to rear garden.

FIRST FLOOR & LANDING

With cupboard housing hot water cylinder and wall mounted electric boiler. Ceiling hatch to roof space.

BEDROOM ONE 12'1 x 12' (3.68m x 3.66m)

With feature bay window.

BATHROOM/WC

Panelled bath with mixer tap and shower attachment. Pedestal wash-basin. Low level WC. Chrome heated towel rail.

BEDROOM TWO 12'5 x 8'9 (3.78m x 2.67m)

BEDROOM THREE 8'8 x 12' (2.64m x 3.66m)

OUTSIDE

To the front there is an area part laid to gravel and sandstone pathway with side area leading to: Enclosed rear garden which is mainly laid to lawn with a sandstone patio area.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold

COUNCIL TAX

Band C



