

Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

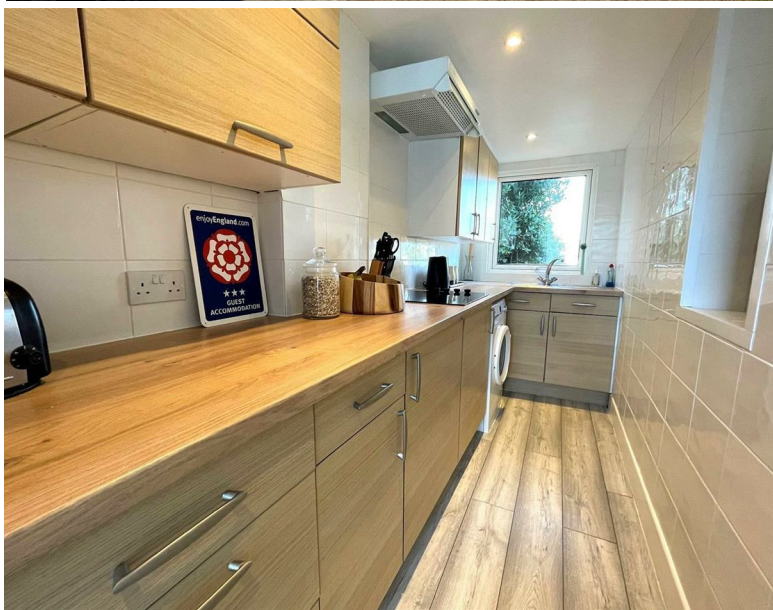
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



4
ST GEORGES ROAD
SHANKLIN
PO37 6BA

£350,000



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



- **DETACHED BUNGALOW** • **TWO BEDROOMS** • **GAS CENTRAL HEATING** • **UPVC DOUBLE GLAZED WINDOWS** • **NO ONWARD CHAIN** • **PARKING & GARDENS**

Offered chain free! A Detached Bungalow being well located just off the Town Centre and offering convenient access to the shops, local amenities and transport links. Gas fired central heating and uPVC double glazing. Outside, there is parking for up to three cars to the front of the property and an enclosed Garden to the rear with a feature two tier wooden deck area. We would recommend an internal viewing. It comprises:

ENTRANCE HALL

With cupboard housing Vaillant gas fired boiler

LOUNGE 15'0 x 11'11 (4.57m x 3.63m)

With double glazed sliding patio door to:

CONSERVATORY 11'3 x 9'1 (3.43m x 2.77m)

With aspect overlooking rear Garden and part glazed door leading to wooden deck area.

DINING ROOM 10'6 x 9'10 (3.20m x 3.00m)

With breakfast bar and double glazed sliding patio door to wooden deck area. Opening to:

KITCHEN 14'10 x 4'6 (4.52m x 1.37m)

With plumbed recess for washing machine, electric ceramic hob with extractor unit over, built in electric oven with built in microwave over.

BEDROOM ONE 9'11 x 15'0 into bay (3.02m x 4.57m into bay)

BEDROOM TWO 9'11 x 11'7 into bay (3.02m x 3.53m into bay)

SHOWER ROOM

With double width shower, white suite comprising wash basin and low level WC & heated chrome towel rail.

OUTSIDE

With an enclosed front Garden, hard standing providing parking for up to three cars and grassed area.

To the rear of the property the Garden is enclosed by fencing and features a good sized two tier wooden deck area, the top part which is part

covered. The lower level of the Garden is mainly laid to grass with a further wooden deck area and a paved patio pathway. Side gate leading to the front Garden.

SERVICES

All mains are available

TENURE

Freehold

COUNCIL TAX

Band D

