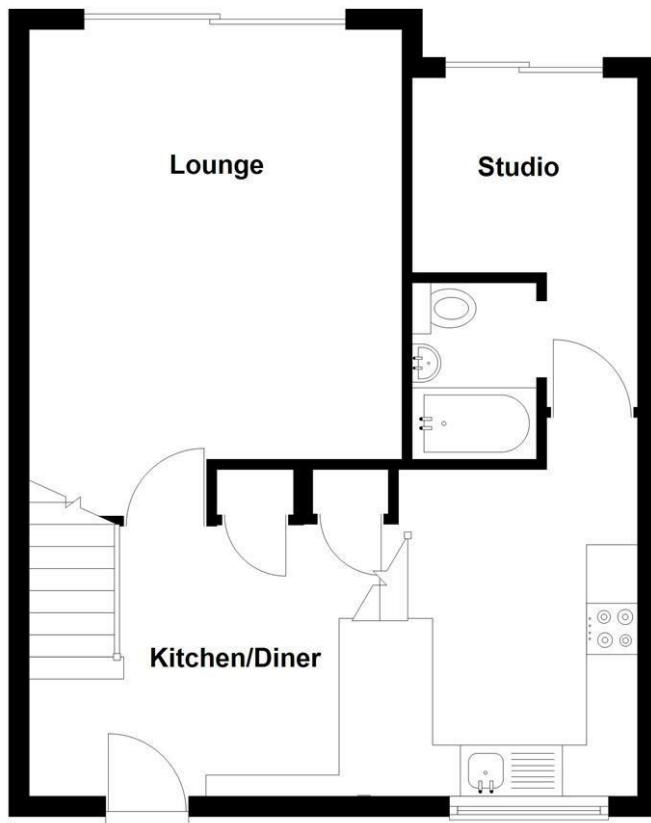
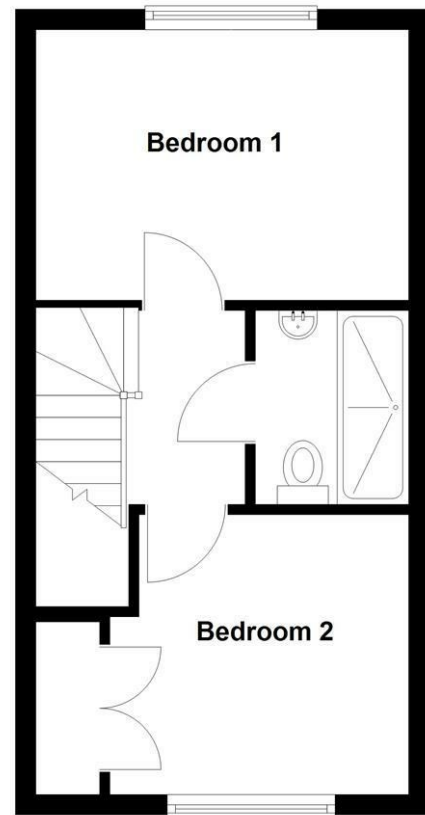


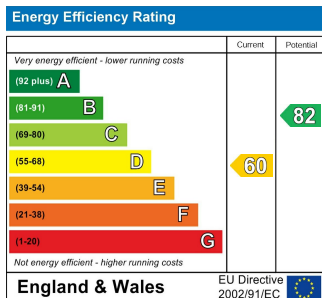
Ground Floor



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

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• CHAIN FREE • SEMI-DETACHED HOUSE • COURTYARD GARDEN • PARKING • SUPERB KITCHEN
DINER • TWO BATHROOMS • TWO BEDROOMS • GAS CENTRAL HEATING • UPVC DOUBLE
GLAZING

Offered Chain Free!! A modern semi-detached house being well located on a popular residential development, located around 1 mile from the town centre and esplanade/beach.

The accommodation which has been extended is offered in a well presented condition and benefits include gas fired central heating and replacement uPVC double glazing.

A great feature of the property is the open plan kitchen diner area and outside there is parking to the front and a courtyard style garden to the rear.

To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

GROUND FLOOR

Entrance door leading to

OPEN PLAN KITCHEN/DINER 19'7 x 8'8 (5.97m x 2.64m)

With integrated fridge freezer, slimline dishwasher and washing machine. Built in gas hob with combi microwave/grill and oven. Door to

STUDIO AREA 6'5 x 6'8 (1.96m x 2.03m)

With double glazed sliding patio door to outside. Door leading to

BATHROOM/WASHROOM

With 4ft bath, basin and WC.

LOUNGE 11'10 max x 11'11 exclusive of recess (3.61m max x 3.63m exclusive of recess)

With double glazed sliding patio door to outside. Stairs leading to

FIRST FLOOR

and landing.

BEDROOM ONE 11'10 x 8'8 (3.61m x 2.64m)

BEDROOM TWO 9'0 x 8'10 exclusive of wardrobes (2.74m x 2.69m exclusive of wardrobes)

With gas fired boiler.

SHOWER ROOM

With walk in shower, wash basin and WC.

OUTSIDE

To the front of the property there is an area providing parking for 2 cars. To the rear of the property there is a small enclosed courtyard area to many-laid patio.

SERVICES

All mains are available.

TENURE

Freehold.

COUNCIL TAX

Band B

