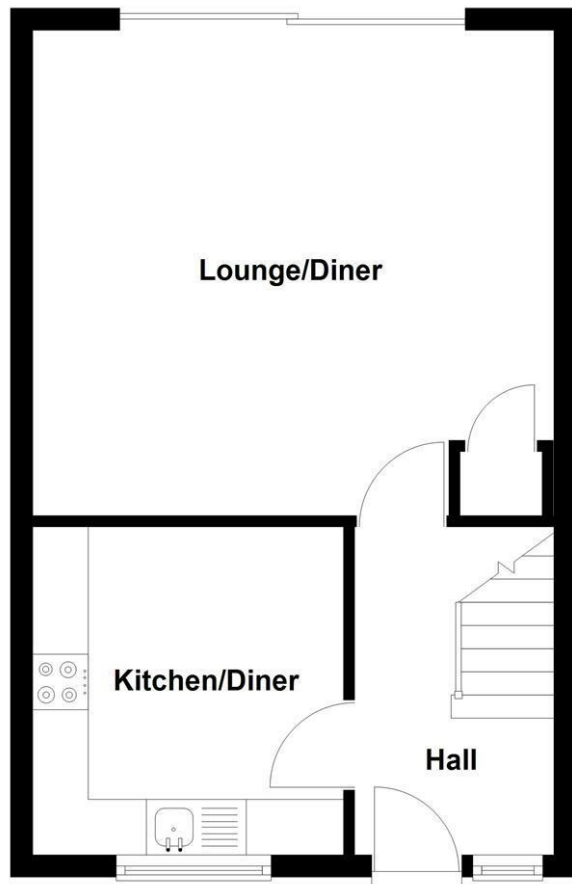
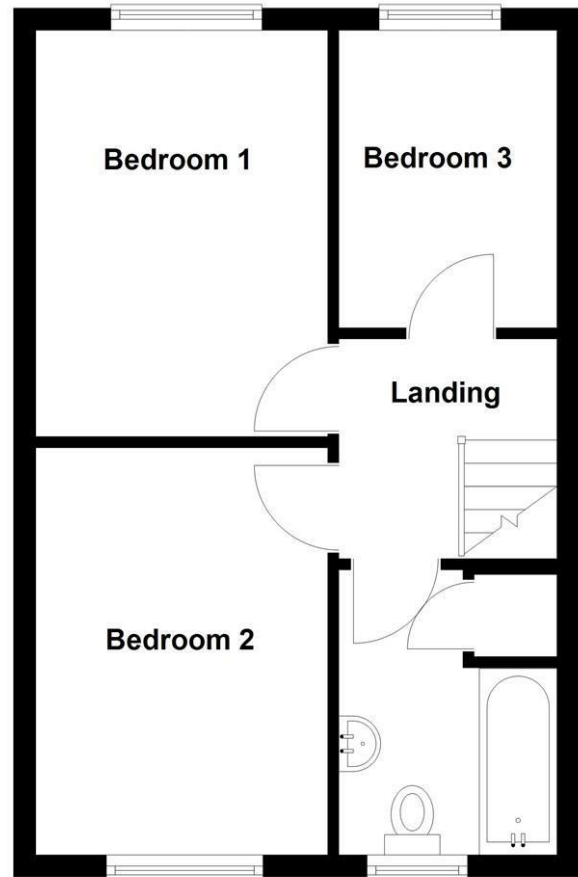


Ground Floor



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		86
(81-91) B		
(69-80) C	73	
(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.

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PO38 1DG

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- CHAIN FREE • OFF ROAD PARKING • 3 BEDROOMS • RECENTLY REDOCORATED • SOUTHERLEY ASPECT
- REAR GARDEN • CLOSE TO SCHOOLS

Offered chain free! Situated in a tucked away spot on the popular St Margarets Glade development is this lovely 3 bedroom end of terrace house. The property has recently been redecorated throughout including new floor coverings and carpets and is now offered for sale in good decorative condition and ready for a new family to enjoy. St Margarets Glade is located on the outskirts outskirts Ventnor and in the catchment area of the very popular "Island Free School" the lovely rustic coastline and superb costal walks are approximately 1 mile distance as is the many amenities Ventnor has to offer. The property benefits from lovely gardens to the rear with Southerly aspect, allocated off road parking for one vehicle and is warmed by gas central heating and has uPVC double glazed window and doors throughout. We highly recommend a viewing to appreciate the accommodation on offer.

ENTRANCE HALL

KITCHEN/DINER 9'8 x 9'2 (2.95m x 2.79m)

LOUNGE 15'6 x 14'4 (4.72m x 4.37m)

Fitted storage cupboard and patio doors to rear Garden.

FIRST FLOOR - Landing

BEDROOM 1 12 x 9'2 (3.66m x 2.79m)

BEDROOM 2 11'11 x 9'2 (3.63m x 2.79m)

BEDROOM 3 8'10 x 6' (2.69m x 1.83m)

BATHROOM

Fitted with a three piece white suite and storage cupboard.

OUTSIDE

Front: Pathway leading to the front of the property with a garden mainly laid to lawn with mature trees. Gated side access to;

Rear: Rear garden is mainly laid to lawn and enclosed by fencing. Good size patio and timber shed. The garden has a lovely southerly aspect. One allocated parking space in a carpark to the side of the property.

TENURE - Freehold

SERVICES - All mains available

COUNCIL TAX - Band C

