



Floorplans are not to scale and for guidance only

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(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



15 GUSTAR GROVE
EAST COWES
PO32 6GJ

£315,000



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



- UNIQUELY DESIGNED DETACHED HOUSE • BATHROOM, EN-SUITE & CLOAKROOM • GAS CH & UPVC DG • THREE BEDROOMS • GARAGE & GARDENS • NO ONWARD CHAIN

COVERED ENTRANCE

HALLWAY

CLOAKROOM

LOUNGE 19'11 x 10'10 (6.07m x 3.30m)

DINING ROOM 11'1 x 9'10 (3.38m x 3.00m)

KITCHEN 10'10 x 9'6 (3.30m x 2.90m)

STAIRS TO FIRST FLOOR & LANDING

MASTER BEDROOM 15'7 x 11'2 (4.75m x 3.40m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 9'8 x 11 (2.95m x 3.35m)

BEDROOM THREE 8 x 7'9 (2.44m x 2.36m)

BATHROOM

OUTSIDE

Tarmac driveway providing parking and leading to detached GARAGE 19'9 x 9'11 (6.02m x 3.02m)

With up & over door with light.

To the front there is an open plan garden which is mainly laid to lawn. To the rear there is an enclosed garden of a manageable size being mainly laid to lawn on two levels with a patio area.

Outside tap.

NOTE**

Greenbelt Charge £200 per annum

SERVICES

All mains are available.

TENURE

Freehold (To be confirmed)

COUNCIL TAX

Council Tax Band D (Can be confirmed on the Government website)

