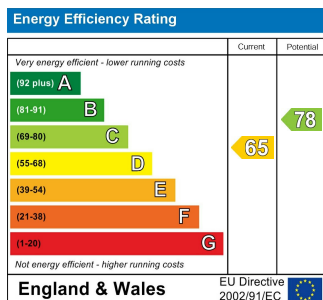


Total area: approx. 116.8 sq. metres (1257.3 sq. feet)

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.

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• **DETACHED HOUSE** • **CHAIN FREE** • **ATTIC ROOM** • **REFITTED KITCHEN AND BATHROOM SUITES** • **GAS CH** • **UPVC DOUBLE GLAZING** • **PARKING AND GARAGE** • **GOOD SIZED GARDENS** • **SOUGHT AFTER LOCATION**

**** CHAIN FREE **** An attractive and substantial detached house being well located in a sought after and popular residential area that offers nearby convenient access to the beach, local sailing club and popular cafes. The main town of Shanklin with its selection of shops and amenities is about an approximate 1 mile and also nearby is the local leisure facility and Medical Centre.

The well presented accommodation benefits from gas fired central heating, replacement uPVC framed double glazed windows, refitted kitchen and bathroom suites, an attic room and a driveway leading to a Garage. In addition to the front garden there are also generous enclosed gardens to the rear. To fully appreciate the property we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENCLOSED ENTRANCE PORCH

HALLWAY

SHOWER ROOM

with quadrant shower, wash basin and low level WC.

SITTING ROOM 16'5 into bay x 12'4 max (5.00m into bay x 3.76m max)

DINING ROOM 11'11 x 9'11 (3.63m x 3.02m)

KITCHEN/BREAKFAST ROOM 15'9 x 9' (4.80m x 2.74m)

Stairs to **FIRST FLOOR** and **LANDING**

BEDROOM 1 11'5 exc of door recess x 12'4 (3.48m exc of door recess x 3.76m)
with fitted mirrored wardrobes.

Stairs leading to

ATTIC ROOM 9'5 x 10'4 ext to approx 16' (2.87m x 3.15m ext to approx 4.88m)
with Velux window.

BEDROOM 2 9'11 x 8'11 (3.02m x 2.72m)

BEDROOM 3 8'10 x 9' (2.69m x 2.74m)

BATHROOM

with p-shaped bath with shower over, wash basin and heated towel rail.

SEPARATE WC

OUTSIDE

As mentioned there are lawned gardens to the front with driveway providing parking and leading to Garage (10'2 x 16'4 with power and light) with the benefit of up and over doors to both ends. Good sized enclosed rear gardens being mainly laid to lawn with useful understairs storage cupboard, block-built store (unexamined) measuring externally and approximately 14' x 7'.

SERVICES

All mains available.

TENURE

Freehold

COUNCIL TAX

Band D



