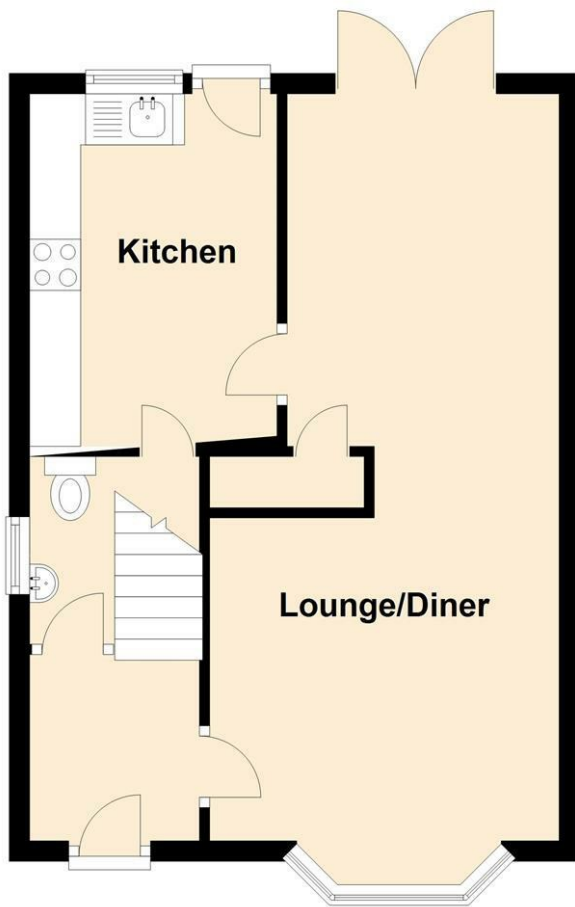
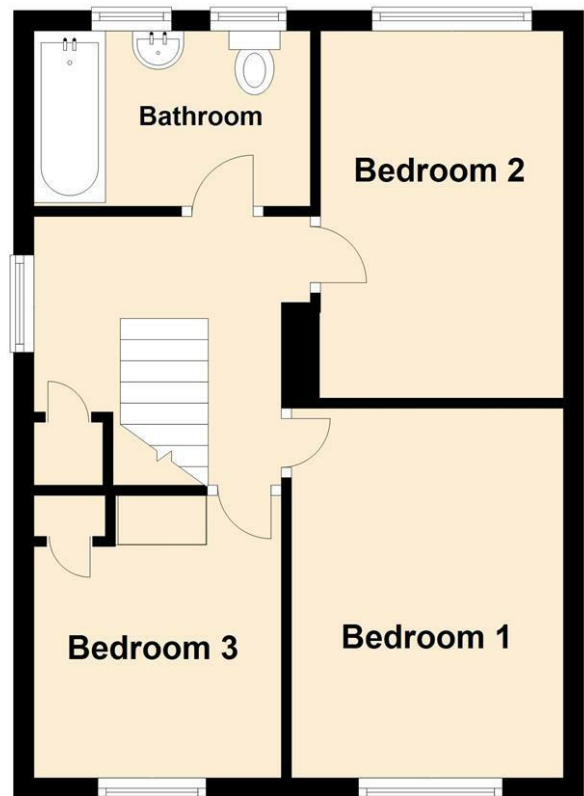


Ground Floor



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		85
(81-91) B		
(69-80) C		61
(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

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PO37 6HF

£235,000



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www.arthur-wheeler.co.uk



• TERRACED HOUSE • 3 BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • OUTSKIRTS OF TOWN AND CLOSE TO BEACH • GARAGE • COURTYARD STYLE GARDEN

A terraced Georgian style mews house that is well located towards the outskirts of the Town Centre but being about 3/4 mile distant from both the local shops and amenities, the beach and Esplanade and there is also a local convenience store within close proximity.

The accommodation benefits from a warm air gas fired central heating system, replacement uPVC double glazed windows, a garage and a courtyard garden.

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

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

With WC and basin.

LOUNGE/DINER 23'11" exc of bay x 11'4" ext to 8'10" (7.29m exc of bay x 3.45m ext to 2.69m)

With French Doors to Courtyard Garden and door to:

KITCHEN 10'9" x 8' (3.28m x 2.44m)

With built in hob, oven and extractor unit over. Plumbing for washing machine.

STAIRS LEADING TO FIRST FLOOR AND LANDING

BEDROOM 1 12' 1" x 8'8" (3.66m 0.30m x 2.64m)

BEDROOM 2 11'10" x 8'2" (3.63m x 2.51m)

BEDROOM 3 8'6" x 7'1" exc of door recess (2.59m x 2.16m exc of door recess)

BATHROOM

With white suite with bath with shower over, wash basin and WC.

OUTSIDE

To the rear of the property there is an enclosed courtyard style Garden. SINGLE GARAGE en bloc with up and over door.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C

