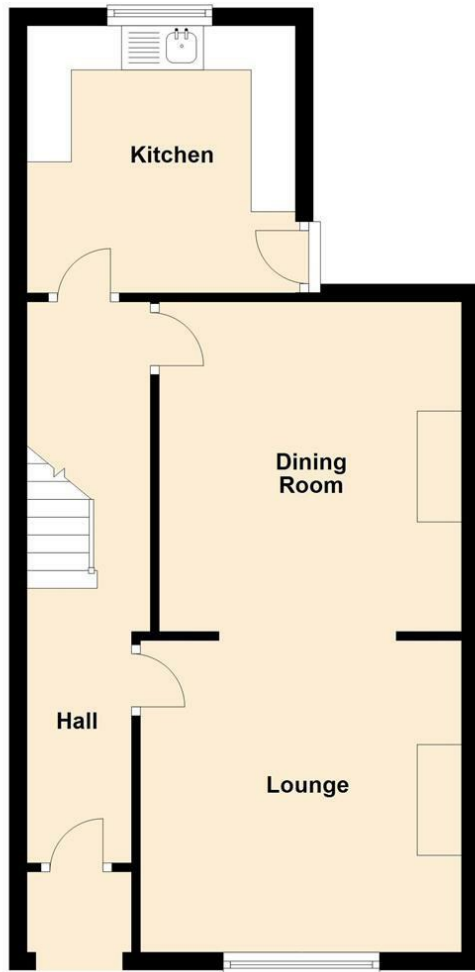


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|   |         | 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](mailto: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

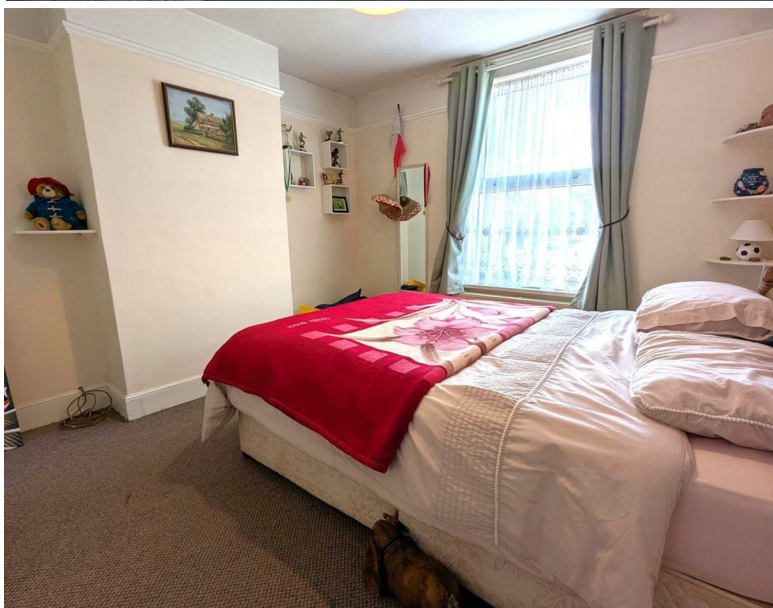
46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



25  
BROOK ROAD  
SHANKLIN  
PO37 7LU

£249,000



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)





• 3 BED SEMI-DETACHED HOUSE • GAS CH • UPVC DOUBLE GLAZED

WINDOWS • PARKING • GARDEN • JUST OFF TOWN CENTRE • NO ONWARD CHAIN

**\*No Onward Chain\*** An older style, semi detached house, being well located in a popular road that offers convenient access to the town centre shops and amenities that include Doctors Surgery, Pharmacy, two Co-Operative Stores, a Sub Post-Office, Bus Terminus and the Railway Station. Also nearby are the sandy beaches of Shanklin Esplanade.

The accommodation is warmed by gas fired central heating and benefits include uPVC replacement double glazed windows, car parking and an enclosed rear garden.

To fully appreciate this well-proportioned property we would recommend an internal viewing. It comprises:

#### GROUND FLOOR

##### RECESS ENTRANCE

to Entrance Hall.

**LOUNGE 11'11 max x 11'7 (3.63m max x 3.53m )**

Archway to

**DINING ROOM 11'3 max x 12'3 (3.43m max x 3.73m)**

**KITCHEN 9'11 square (3.02m square )**

with wall-hung Glow-worm, gas fired boiler.

Stairs leading to First Floor and Landing with Store cupboard.

**BEDROOM 1 12'3 x 11' 3 max (3.73m x 3.35m 0.91m max )**

**BEDROOM 2 11'7 x 10'6 max (3.53m x 3.20m max)**

**BEDROOM 3 6'9 x 10'1 (2.06m x 3.07m)**

##### BATHROOM

with bath, basin and built in airing cupboard with insulated cylinder with immersion.

##### SEPARATE W/C

##### OUTSIDE

As previously mentioned there is a parking space to the front of the property for one car. Side gate and path leading to enclosed rear garden with wooden deck area and steps leading to lawned area. Outside Store and Timber Shed.

##### SERVICES

All mains are available.

#### TENURE

Long leasehold. Held on the balance of a 989 year lease from April 1889 with a peppercorn ground rent.

#### COUNCIL TAX

Band C

