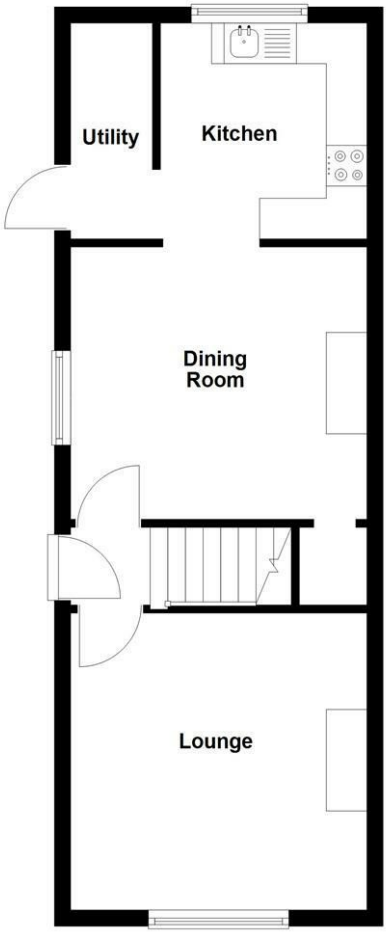
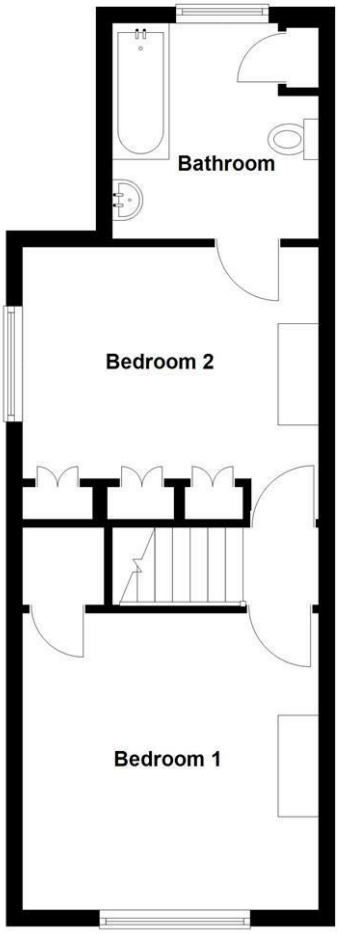
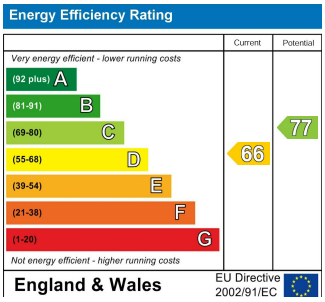
Ground Floor



First Floor



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.

LOVE WHERE YOU LIVE

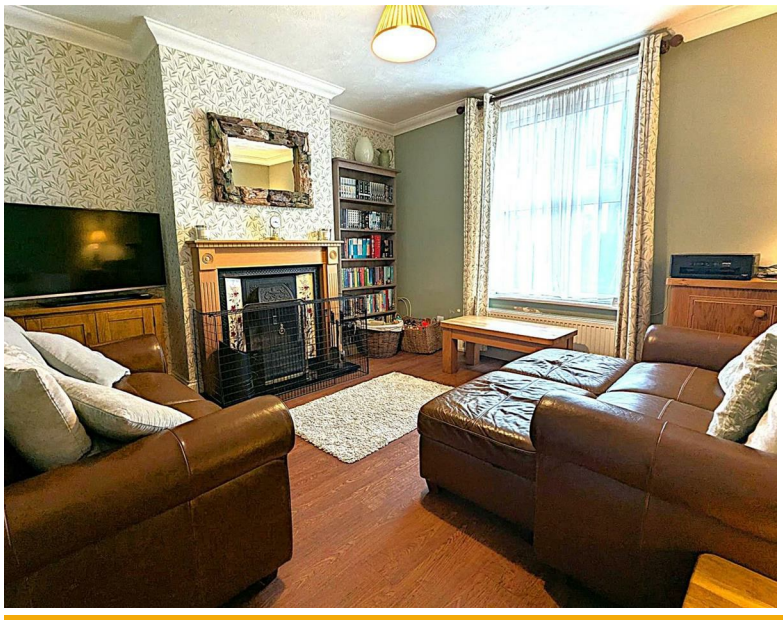
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

31
NEWPORT ROAD
LAKE
PO36 9LW

£220,000







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

• SEMI-DETACHED HOUSE • TWO BEDROOMS • GAS FIRED CENTRAL HEATING • UPVC DOUBLE GLAZING • OFF-ROAD PARKING • GOOD SIZED GARDEN • CLOSE TO LOCAL AMENITIES

An older style semi-detached house being well located in Lake and within close proximity there is a Primary School, Convenience Store & both the Aldi and Morrisons Supermarkets. Either side of Lake are the twin seaside resort Towns of Shanklin and Sandown.
The property offers good sized accommodation and benefits from gas fired central heating and uPVC double glazed doors and windows.
Outside there is the advantage of off-road parking and a good sized Garden to the rear. To fully appreciate the property we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENTRANCE LOBBY
With stairs to First Floor & Landing.

LOUNGE 12'0 max x 12'0 (3.66m max x 3.66m)

DINING ROOM 12'0 max x 11'0 (3.66m max x 3.35m)
With understairs cupboard. Opening to

KITCHEN 8'9 x 8'4 (2.67m x 2.54m)
With feature Butler Sink, Dishwasher and Hob & Oven.

UTILTY AREA
With plumbing for Washing Machine

Stairs to

FIRST FLOOR

BEDROOM 1 12'1 x 12'0 max (3.68m x 3.66m max)
With cupboard over stairs

BEDROOM 2 12'1 x 9'0 extending to 11'2 into wardrobes (3.68m x 2.74m extending to 3.40m into wardrobes)
Door to

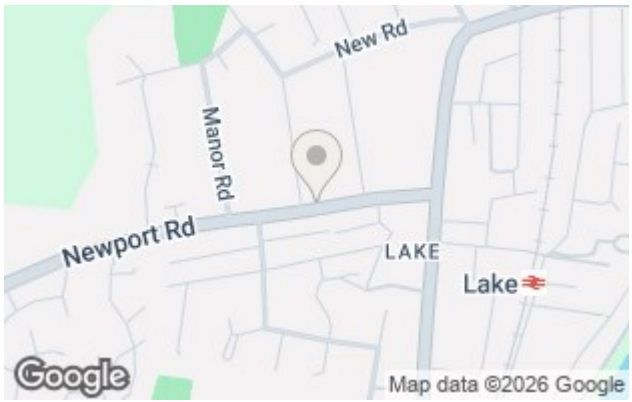
BATHROOM
With Bath with Shower over, wash Basin and WC. Cupboard housing Valliant gas fired Boiler.

OUTSIDE
To the front there is a block paved area providing car parking with side gate leading to good sized rear Garden.

SERVICES
All mains are available

TENURE
Freehold

COUNCIL TAX
Band B



ARTHUR WHEELER
ESTATE AGENTS









