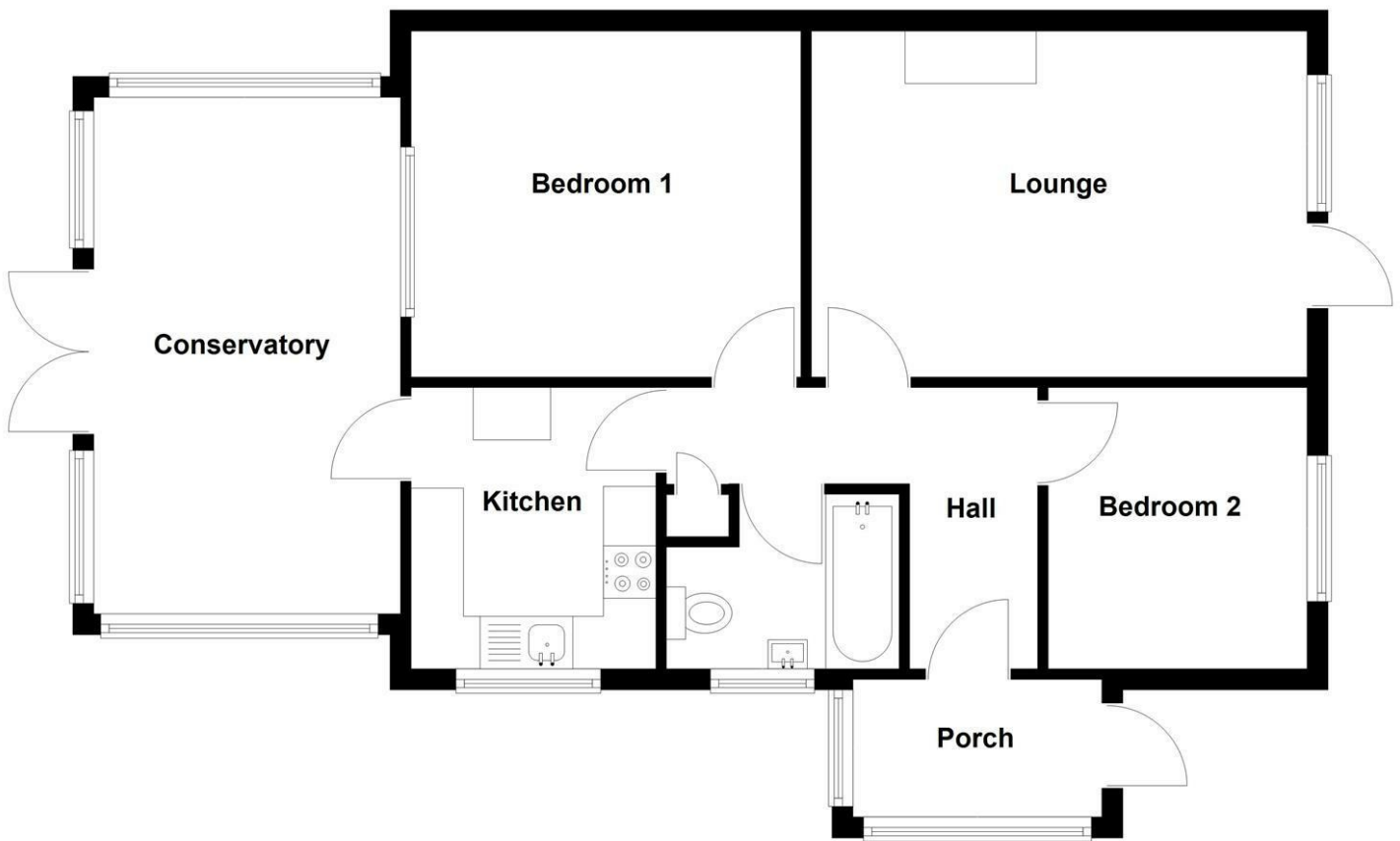


Ground Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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.

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- CHAIN FREE • SEMI-DETACHED BUNGALOW • TWO BEDROOMS • SINGLE GARAGE • ENCLOSED REAR GARDEN • 16FT CONSERVATORY

****Chain free** ***We feel this property is suitable for cash buyers only due to spray foam in the roof***** A semi-detached bungalow being well located on a popular residential development that offers convenient access to local supermarkets. The shops and amenities of Shanklin town centre are also convenient, being approximately 1.25 miles distance.

The property benefits from electric heating, replacement uPVC double glazed windows, a 16ft conservatory extension, a garage and garden

We would recommend an internal viewing. It comprises:
Front door to

ENCLOSED ENTRANCE PORCH 7'6 x 4'4 (2.29m x 1.32m)

ENTRANCE HALL

LOUNGE 15'6 x 10'10 max (4.72m x 3.30m max)
With door to front garden

BEDROOM ONE 12'1 x 10'10 (3.68m x 3.30m)

BEDROOM TWO 8'10 x 8'0 (2.69m x 2.44m)

SHOWER ROOM

With shower, basin and WC.

KITCHEN 7'9 x 8'10 (2.36m x 2.69m)

With built in hob, oven and plumbing for washing machine. Door to

CONSERVATORY 16'2 x 9'7 (4.93m x 2.92m)

With double doors to rear garden.

OUTSIDE

Semi-detached single Garage 17'7 x 8'6 with up and over door, power and light and side access door. Open plan front garden and enclosed rear garden being laid to patio.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold

COUNCIL TAX

Band C

