



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		66
(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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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



37
ALBERT ROAD
ISLE OF WIGHT
PO37 7NS

£250,000



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



• CHAIN FREE • AMPLE PARKING AND GARAGE • GOOD SIZE GARDENS • POPULAR LOCATION
CLOSE TO SCHOOLS • NEEDING MODERNISATION • 3 BEDROOM SEMI-DETACHED

Offered chain free! A 3 Bedroom Victorian property which has been extended over the years to provide spacious family sized accommodation. The property does require modernisation to bring up to modern day standards. Benefits briefly include: Lounge, Dining Room, Breakfast Area and Kitchen to the ground floor and 3 Bedrooms with Master Bedroom En-Suite, and Bathroom to the first floor. Outside, the property benefits from a good size driveway providing off road parking for several vehicles or caravan/motorhome parking leading to a Garage. The well stocked mature Gardens enjoy a Westerly aspect and feel the space to the side would be great for extending the property (subject to the necessary consents). The property is situated on a very popular road within walking distance of the main Town amenities of Shanklin with the super sandy Beaches and pretty "Old Village" area with its thatched pubs and restaurants close by. Also nearby is a local Primary School and lovely countryside walks off Batts Copse. To fully appreciate the spacious accommodation on offer we would highly recommend an internal inspection.

PORCH

ENTRANCE HALL

LOUNGE 12'3 x 11'11 excluding bay window (3.73m x 3.63m excluding bay window)

DINING AREA 12'2 excluding bay window x 12'1 (3.71m excluding bay window x 3.68m)

BREAKFAST AREA 11'10 x 8'11 (3.61m x 2.72m)

LOBBY

KITCHEN 9'9 x 9'3 (2.97m x 2.82m)

LEAN TO

door to rear gardens and Garage

GARAGE 17'10 x 8'6 (5.44m x 2.59m)

FIRST FLOOR - Landing

BEDROOM 1 12' reducing to 8'10 x 13'3 excluding bay window (3.66m reducing to 2.69m x 4.04m excluding bay window)

EN SUITE SHOWER ROOM

3 piece suite

BEDROOM 2 12'1 x 8'7 (3.68m x 2.62m)

BEDROOM 3 8'7 max x 7'7 (2.62m max x 2.31m)

BATHROOM 9'8 x 9'3 (2.95m x 2.82m)

3 piece suite

OUTSIDE

Front/Side: The property sits on a good sized plot with the potential to extend to the side (subject to the necessary consents) Off road parking for several cars leading to the Garage.

Rear: The rear garden is a great size mainly laid to lawn with a good variety of mature trees and shrubs and Patio area.

TENURE - Freehold

COUNCIL TAX - Band D

SERVICES - All mains available



