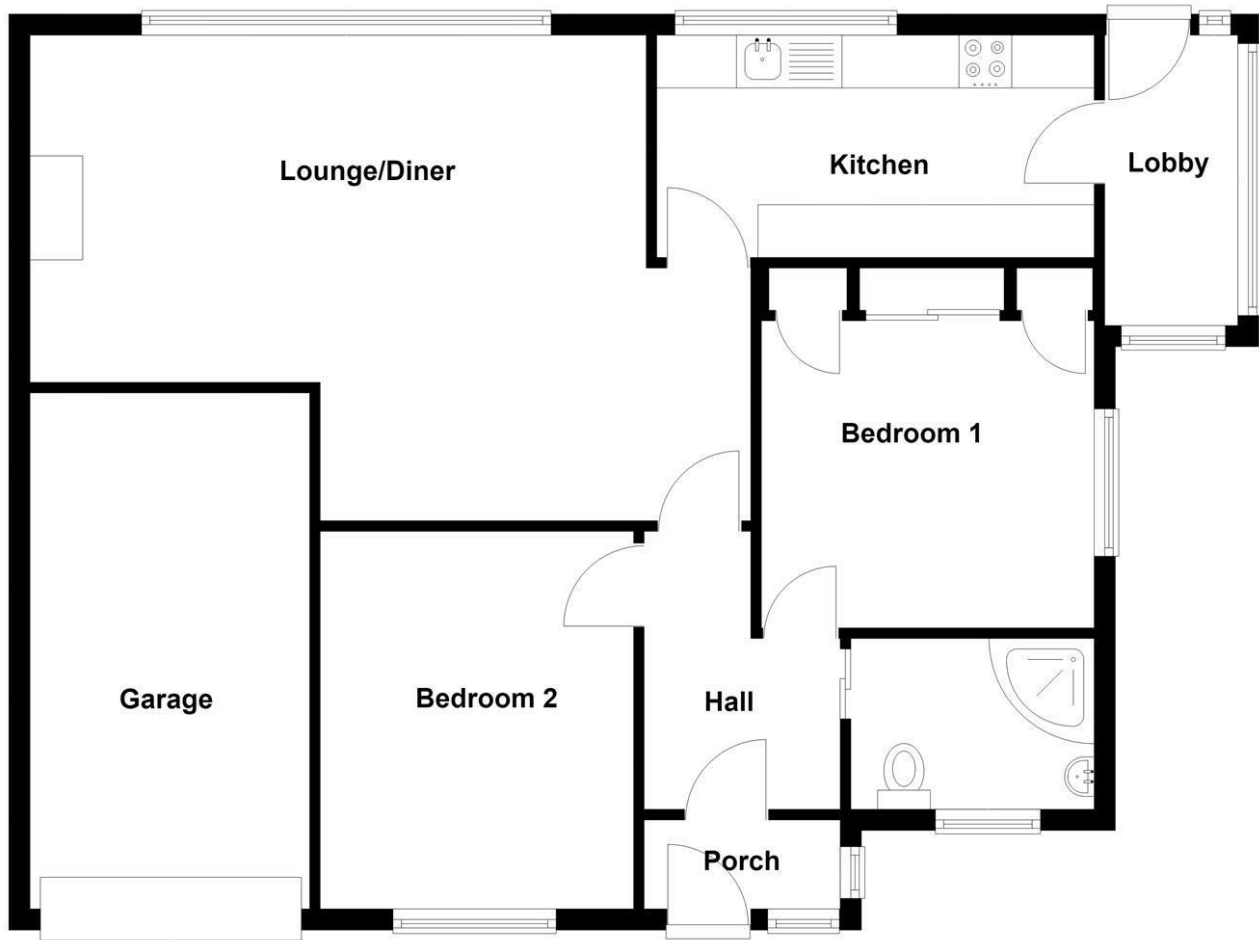
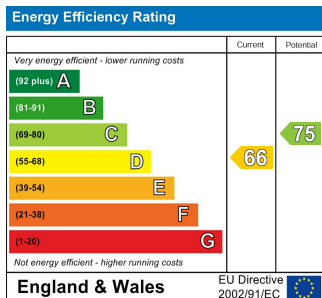


Ground Floor



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.

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• SEMI DETACHED BUNGALOW • 2 BEDROOM (POTENTIAL TO CREATE A THIRD) • GOOD SIZE GARDENS • POPULAR NON-ESTATE LOCATION • MOTORHOME/CARAVAN PARKING AREA • GAS CENTRAL HEATING & UPVC GLAZED

This deceptively spacious 2 Bedroom Semi-Detached bungalow is located in the popular Town of Shanklin with it's good selection of shops, amenities, schools, doctor's surgery, coastal walks and sandy beaches are circa one mile distant.

The bungalow has had some modernisation over the years but does require some further to bring up to modern day standards. The Bungalow belies its first appearance and offers two Bedrooms (with the scope to convert the integral garage into a third bedroom subject to the necessary consents) Kitchen and Lounge/Dining Room. Outside the property has good size Gardens with sunny aspect and Driveway leading to the Garage. Further area to the side which could provide additional parking or caravan/campervan parking. To appreciate the accommodation on offer, we would highly recommend a viewing. It comprises:

ENTRANCE PORCH 5'6 x 3'9 (1.68m x 1.14m)

ENTRANCE HALL

LOUNGE/DINER 22'1 max x 15'4 max (6.73m max x 4.67m max)

KITCHEN 12'10 x 6'11 (3.91m x 2.11m)

BEDROOM 1 9'11 x 8'11 excluding wardrobe recess (3.02m x 2.72m excluding wardrobe recess)

BEDROOM 2 11'10 x 9'10 (3.61m x 3.00m)

SHOWER ROOM 6'7 x 5'5 (2.01m x 1.65m)

REAR LOBBY 9'2 x 4'2 (2.79m x 1.27m)

GARAGE 16'1 x 8'9 (4.90m x 2.67m)

We feel there is potential to convert the garage into further living accommodation subject to the necessary consents.

OUTSIDE

Front: Front garden mainly laid to lawn. Driveway for one car leading to a Garage.

Side: To the side is a good size area which could be used for parking or Motorhome/Caravan parking.

Rear: Good size rear garden which has a sunny and open aspect being mainly laid to lawn and patio area.

COUNCIL TAX BAND - C

TENURE - Freehold

SERVICES - All mains available



