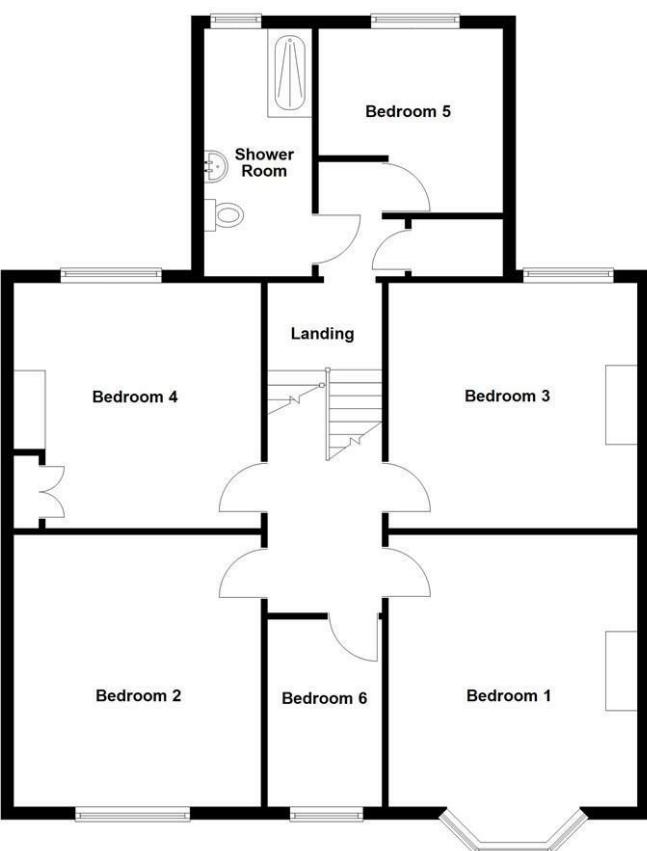


**Ground Floor**



**First Floor**



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(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](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

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[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



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ATHERLEY ROAD  
SHANKLIN  
PO37 7AT

£299,000



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- CHAIN FREE • DETACHED HOUSE • FLEXIBLE ACCOMMODATION • IN NEED OF REFURBISHMENT • CLOSE PROXIMITY TO TOWN CENTRE • 7 BEDROOMS • PARKING & GARDEN

A substantial detached house being well located on the outskirts of the town centre and offering convenient access to the shops, local amenities, transport links and to the Beach/Esplanade.

By modern day standards the spacious and flexible accommodation is in need of refurbishment and modernisation and we feel this is reflected in the asking price.

Benefits include car parking, rear garden and part replacement uPVC double glazed windows. The property is offered with no onward chain and we would recommend an internal viewing to appreciate the potential this property offers. It comprises:

#### ENTRANCE HALL

**SITTING ROOM 12'11 max x 17'2 into bay (3.94m max x 5.23m into bay)**

**LOUNGE 12'10 x 14'1 (3.91m x 4.29m)**

**DINING ROOM/BEDROOM 7 12'0 x 12'11 max (3.66m x 3.94m max)**

**WET ROOM 11'3 x 11'8 (3.43m x 3.56m)**

With door leading to

**STORE ROOM 12'10 x 9'6 (3.91m x 2.90m)**

With door to Outside

**KITCHEN 12'5 x 7'4 (3.78m x 2.24m)**

Stairs leading to

#### FIRST FLOOR & LANDING

**BEDROOM 1 13'0 x 17'1 into bay (3.96m x 5.21m into bay)**

**BEDROOM 2 13'10 x 12'10 (4.22m x 3.91m)**

**BEDROOM 3 13'0 max x 12'0 (3.96m max x 3.66m)**

**BEDROOM 4 12'1 x 12'10 max (3.68m x 3.91m max)**

**BEDROOM 5 8'10 max x 7'11 max (2.69m max x 2.41m max)**

**BEDROOM 6/OFFICE 9'9 x 5'11 (2.97m x 1.80m)**

#### SHOWER ROOM

#### OUTSIDE

To the front there is a driveway providing parking for 2-3 cars, side pathways leading to rear garden

#### TENURE

Freehold

#### SERVICES

Mains Electricity, Water & Drainage

#### COUNCIL TAX

Band E



