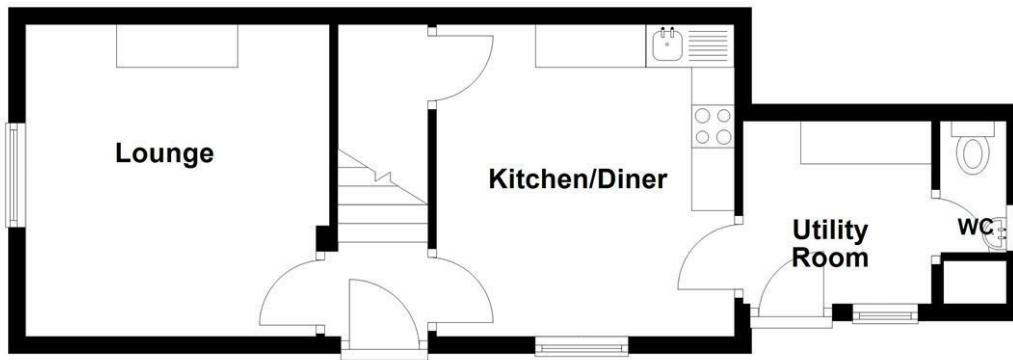


Ground Floor



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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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• END OF TERRACE HOUSE • TWO LARGE BEDROOMS • 2 SHOWERS • SPACIOUS
KITCHEN/DINER • UTILITY ROOM • DOWNSTAIRS WC • ENCLOSED REAR GARDEN • GCH /
DOUBLE GLAZING

**** Chain Free **** End of Terrace house. Located close to Shanklin town centre, train & bus station, shops and amenities. The accommodation offers two good sized double bedrooms one with an en-suite shower room with w/c and spacious kitchen/diner with separate utility room with door leading to courtyard garden, and downstairs w/c. The property is warmed by a gas fired combi Worcester boiler, and benefits from replacement uPVC double glazing. It comprises -

Side Entrance to Hall

Lounge 11'8 x 12' max (3.56m x 3.66m max)

Kitchen/Diner 12' x 11'5 (3.66m x 3.48m)

With built in hob and over with extractor over

Utility Room 7'3 x 7'3 (2.21m x 2.21m)

W/C 7'3 x 3 max (2.21m x 0.91m max)

With Worcester combi boiler.

Stairs leading to

Bedroom One 11'8 max x 12 max (3.56m max x 3.66m max)

With shower off, and basin

Bedroom Two 12 x 11'5 (3.66m x 3.48m)

leading to

Shower Room

With Shower and built in cupboards, W/C and Basin

Outside

Side access via gate leading to a split level courtyard garden laid to gravel and a half height wooden shed.

Tenure

Freehold

Services

All mains available

Council Tax

Band B

