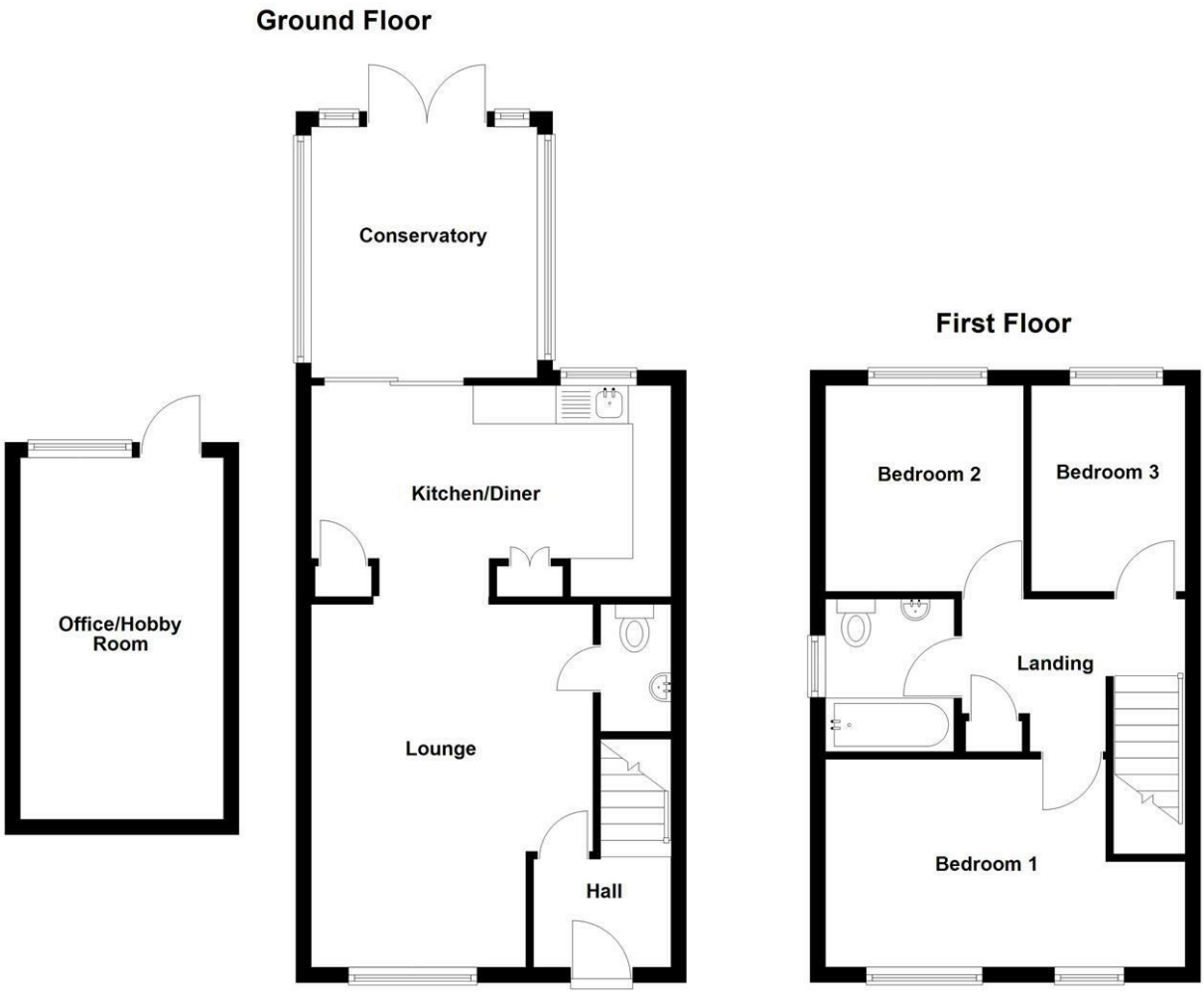
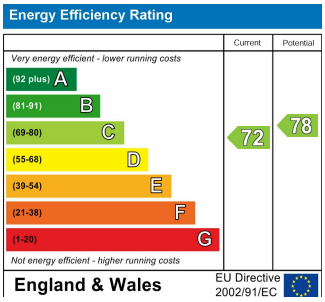


Floorplans are not to scale and for guidance only



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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• THREE BEDROOMS • WELL PRESENTED SEMI DETACHED HOUSE • GAS CENTRAL HEATING • REPLACEMENT DOUBLE GLAZING • RE-FITTED KITCHEN & BATHROOM SUITES • CONSERVATORY EXTENSION • HOME OFFICE/HOBBIES ROOM • PARKING • ENCLOSED REAR GARDEN

A superb semi detached house that is well located in a popular residential area that offers convenient access to the town centre shops, amenities and the Beach/Esplanade. Also within the area is the Medical centre, Leisure centre and Schools.
The accommodation benefits from gas fired central heating, replacement UPVC double glazed windows and a Conservatory extension to the rear. Outside there is parking, a home Office/Hobbies room and an enclosed Garden to the rear.
To fully appreciate this lovely home, we would recommend an internal viewing. It comprises;

GROUND FLOOR

ENTRANCE LOBBY
Leading to

SITTING ROOM 15'7 max x 9'3 extending to 12'0 (4.75m max x 2.82m extending to 3.66m)

CLOAKROOM
With WC & wash basin

KITCHEN 15'7 x 8'9 (4.75m x 2.67m)
With fitted hob, oven under and extractor over. Plumbing for slimline dishwasher and washing machine.

CONSERVATORY 10'9 x 9'6 (3.28m x 2.90m)

Stairs leading to

FIRST FLOOR
and Landing, with ceiling hatch to roof space with ladder, part boarding and light. Glow-worm gas fired Boiler. Linen Cupboard.

BEDROOM ONE 12'5 extending to 15'7 max x 8'11 (3.78m extending to 4.75m max x 2.72m)
With super background views of the surrounding countryside.

BEDROOM TWO 9'1 x 8'10 (2.77m x 2.69m)

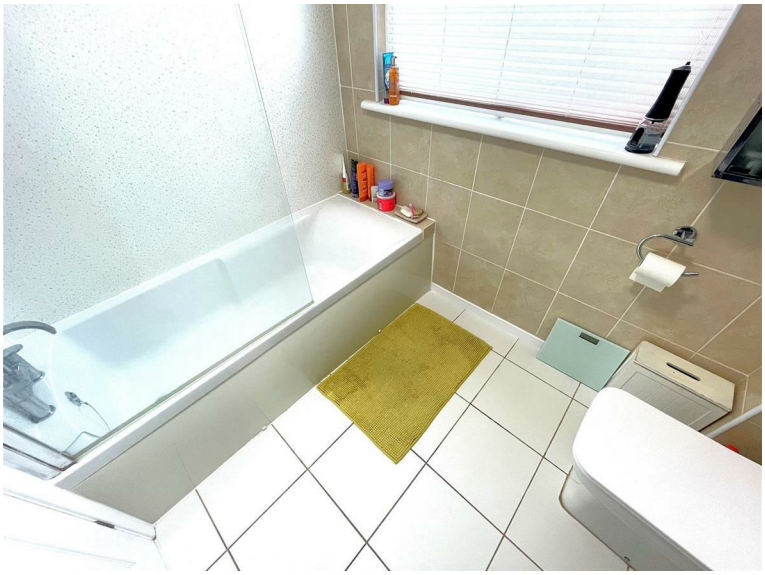
BEDROOM THREE 9'1 x 6'7 (2.77m x 2.01m)

BATHROOM
With white suite of bath with shower over, wash basin and WC

OUTSIDE
To the front of the property, there is a driveway providing car parking and the former Garage is now being utilised as a home office/hobbies room measuring 15'6 x 8'9. Enclosed Garden to the rear which is mainly laid to lawn.

SERVICES
All mains are available

TENURE
Freehold

COUNCIL TAX
Band C

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