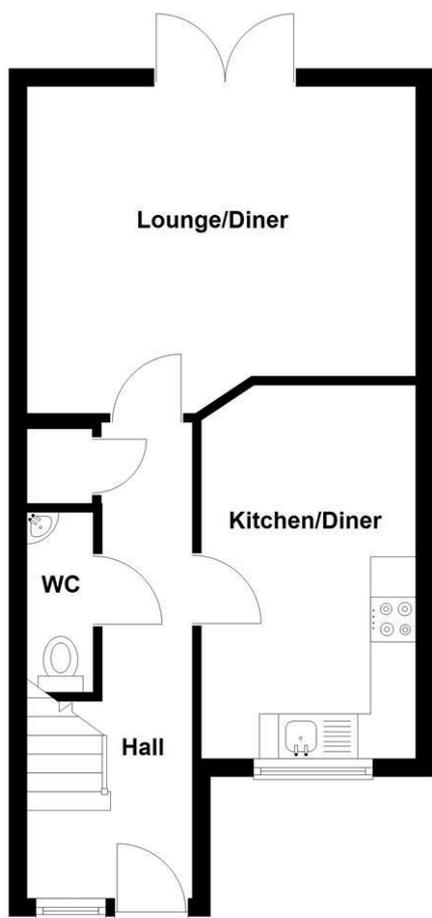
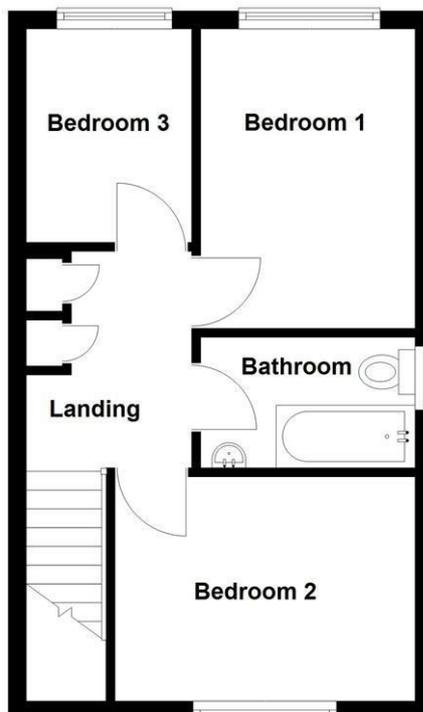


Ground Floor



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			
(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

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SHANKLIN
PO37 7AZ

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• MODERN SEMI DETACHED HOUSE • THREE BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • PARKING FOR THREE CARS • ENCLOSED GARDEN AREA • WELL LOCATED ON THE OUTSKIRTS OF THE TOWN

A modern semi detached house that is well located offering convenient access to the town centre, shops and amenities and nearby is the Lidl Supermarket. The well presented accommodation benefits from gas fired central heating, uPVC double glazed doors and windows, parking for 3 cars and an enclosed Garden to the rear. To fully appreciate the accommodation we would recommend an internal viewing. It comprises:

GROUND FLOOR

ENTRANCE HALL

With store cupboard. Plumbing for washing machine.

CLOAKROOM

With WC & corner hand basin

KITCHEN 13'8 x 7'10 (4.17m x 2.39m)

With built in hob, oven under and extractor over. Concealed Biasi gas fired boiler.

SITTING ROOM 12'0 max x 14'4 (3.66m max x 4.37m)

With French doors to Garden.

Stairs leading to

FIRST FLOOR

and Landing, with Linen & Storage cupboards.

BEDROOM ONE 8'3 x 10'8 (2.51m x 3.25m)

BEDROOM TWO 11'1 x 8'2 (3.38m x 2.49m)

BEDROOM THREE 7'7 x 5'8 (2.31m x 1.73m)

BATHROOM

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

OUTSIDE

Block paving to the front providing parking for 3 cars and side access leading to enclosed rear Garden being mainly laid to synthetic lawn.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band B

NB: Under the Estate Agents Acts 1979, we hereby disclose that one of the vendors is related to I.G Thomas & E.W Davies of Arthur Wheeler Estate Agents Ltd

