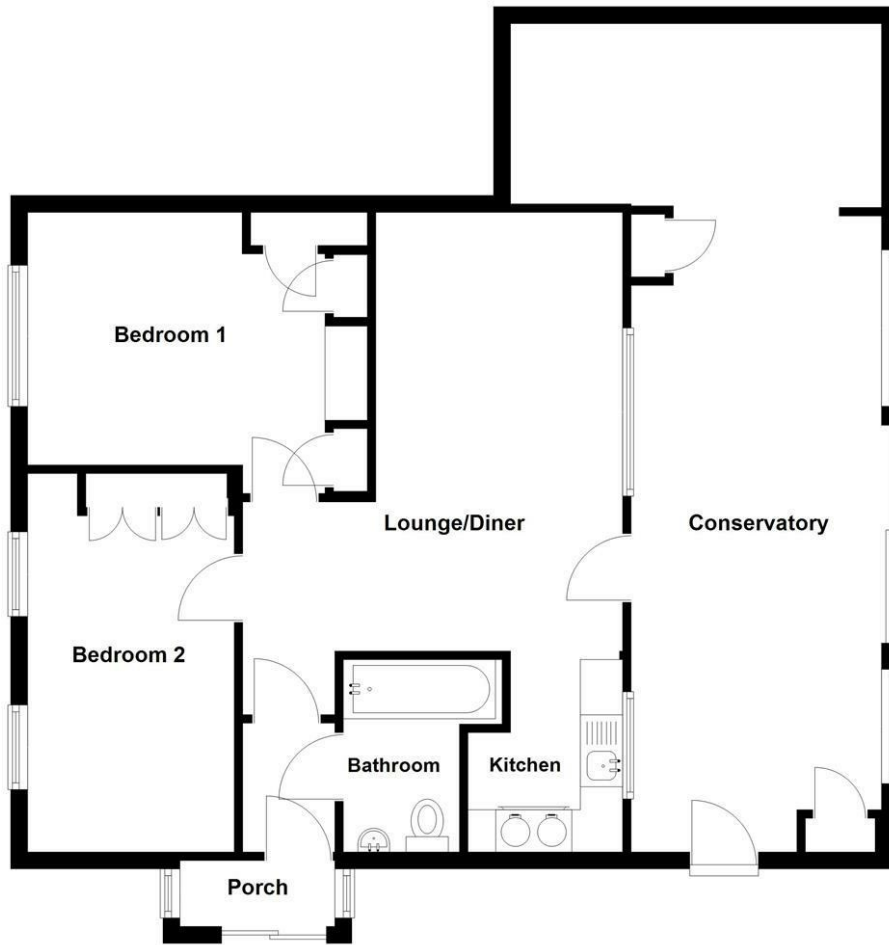


Ground Floor



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		63	70
(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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• CHAIN FREE • DETACHED BUNGALOW • TWO BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • DRIVEWAY • GARAGE • GARDENS • CUL DE SAC ROAD • SOUGHT AFTER LOCATION

A detached Bungalow being well situated in the sought after cul de sac of Westhill Drive which is located off of Westhill Road and offering easy access to the nearby Cricket Club, Big Meade recreation ground and the picturesque Old Village. The high street shopping area of the town is also convenient being about 1.5 miles distant.

The accommodation is offered with no onward chain and benefits include gas fired central heating and replacement uPVC double glazed windows. By modern day standards, we feel the property is need of some upgrading which is reflected in the asking price. Outside there is a driveway leading to a single Garage and there are Gardens to the front and the rear. It comprises:

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

BATHROOM

With 4'10 bath with shower over, wash basin and low level WC with concealed system.

BEDROOM ONE 10'7 x 9'10 into built in wardrobe furniture (3.23m x 3.00m into built in wardrobe furniture)

BEDROOM TWO 8'0 x 14'8 into wardrobes (2.44m x 4.47m into wardrobes)

SITTING ROOM 16'3 x 9'3 exclusive of recess (4.95m x 2.82m exclusive of recess)

KITCHEN 8'1 x 5'6 exclusive of recess (2.46m x 1.68m exclusive of recess)

CONSERVATORY 23'6 max x 9'10 (7.16m max x 3.00m)

plus additional store area

OUTSIDE

Re-surfaced driveway providing parking and leading to single Garage (17'2 x 8'2) with remote control roller door and access door to rear Garden.

The front gardens are mainly laid to lawn and terraced Garden to the rear.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C

