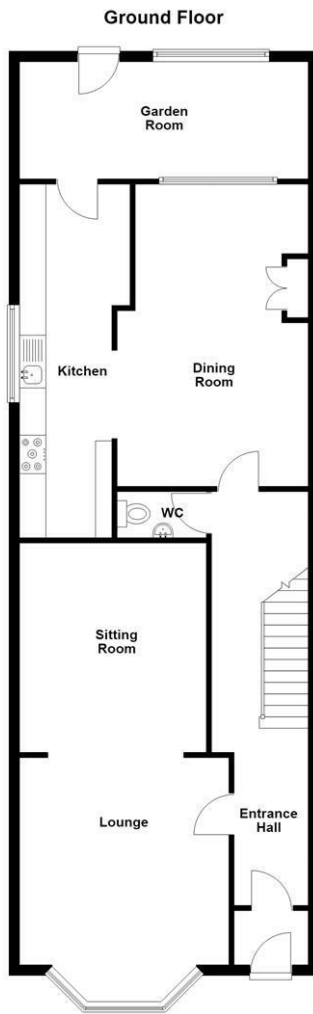




Floorplans are not to scale and for guidance only

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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ISLE OF WIGHT
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WILTON PARK ROAD
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PO37 7BU

£399,950



01983 868 333
www.arthur-wheeler.co.uk



- **SUPERB 4 BEDROOM HOUSE** • **STUNNING MATURE GARDENS** • **OFF ROAD PARKING** • **3 RECEPTION ROOMS PLUS GARDEN ROOM** • **GARDEN OFFICE/SUMMER HOUSE** • **POPULAR LOCATION CLOSE TO TOWN & BEACH**

A superb and spacious 4 bedroom extended semi-detached house constructed circa 1900's and offered for sale in our opinion in great decorative condition. The property has undergone sympathetic refurbishment and modernisation over the years to include refitted kitchen and bathroom suites, gas fired central heating and redecoration throughout. Further benefits include: uPVC double glazed windows, stunning mature gardens, 3 reception rooms and useful garden office/summer house. To the front of the property is off road parking for two cars.

The property is situated in the heart of Shanklin Town on a very popular road being within easy reach of the Beach/Esplanade, Train Station, Doctor's Surgery and main bus routes. In our opinion, the house would be equally suitable for those seeking a good sized family home and viewing is highly recommended to appreciate the spacious accommodation on offer which comprises;

PORCH

ENTRANCE HALL

LOUNGE 15'4 into bay x 13' (4.67m into bay x 3.96m)

SITTING ROOM 13' x 11'8 (3.96m x 3.56m)

DINING ROOM 18'10 x 11'10 max (5.74m x 3.61m max)

KITCHEN 22'3 x 6'3 reducing to 5'9 (6.78m x 1.91m reducing to 1.75m)

GARDEN ROOM 17'11 x 7'4 (5.46m x 2.24m)

WC

2 piece suite

FIRST FLOOR - Landing

BEDROOM 1 15'4 into bay x 11'8 (4.67m into bay x 3.56m)

BEDROOM 2 13' x 11'8 (3.96m x 3.56m)

BEDROOM 3 11'7 reducing to 7'7 x 11'11 reducing 6'2 (3.53m reducing to 2.31m x 3.63m reducing 1.88m)

Being L shaped

BEDROOM 4 8'5 x 5'10 (2.57m x 1.78m)

BATHROOM 7'5 x 5'4 (2.26m x 1.63m)

GARDEN OFFICE/SUMMER HOUSE 16'5 x 8'3 (5.00m x 2.51m)

Double glazed door and windows, power, light and Wifi connection. Two wardrobe cupboards

OUTSIDE

FRONT: To the front of the property is a driveway providing off road parking for 2 cars, gated side access to;

REAR: The great size rear garden is a gardeners dream with areas created to maximise its use including a decked area with seating, enclosed pergola and superb Office/Summer House. The garden is mainly laid to lawn and planted with a wealth of mature shrubs, trees and flower borders.

TENURE - Freehold

SERVICES - All mains available

COUNCIL TAX BAND - D



