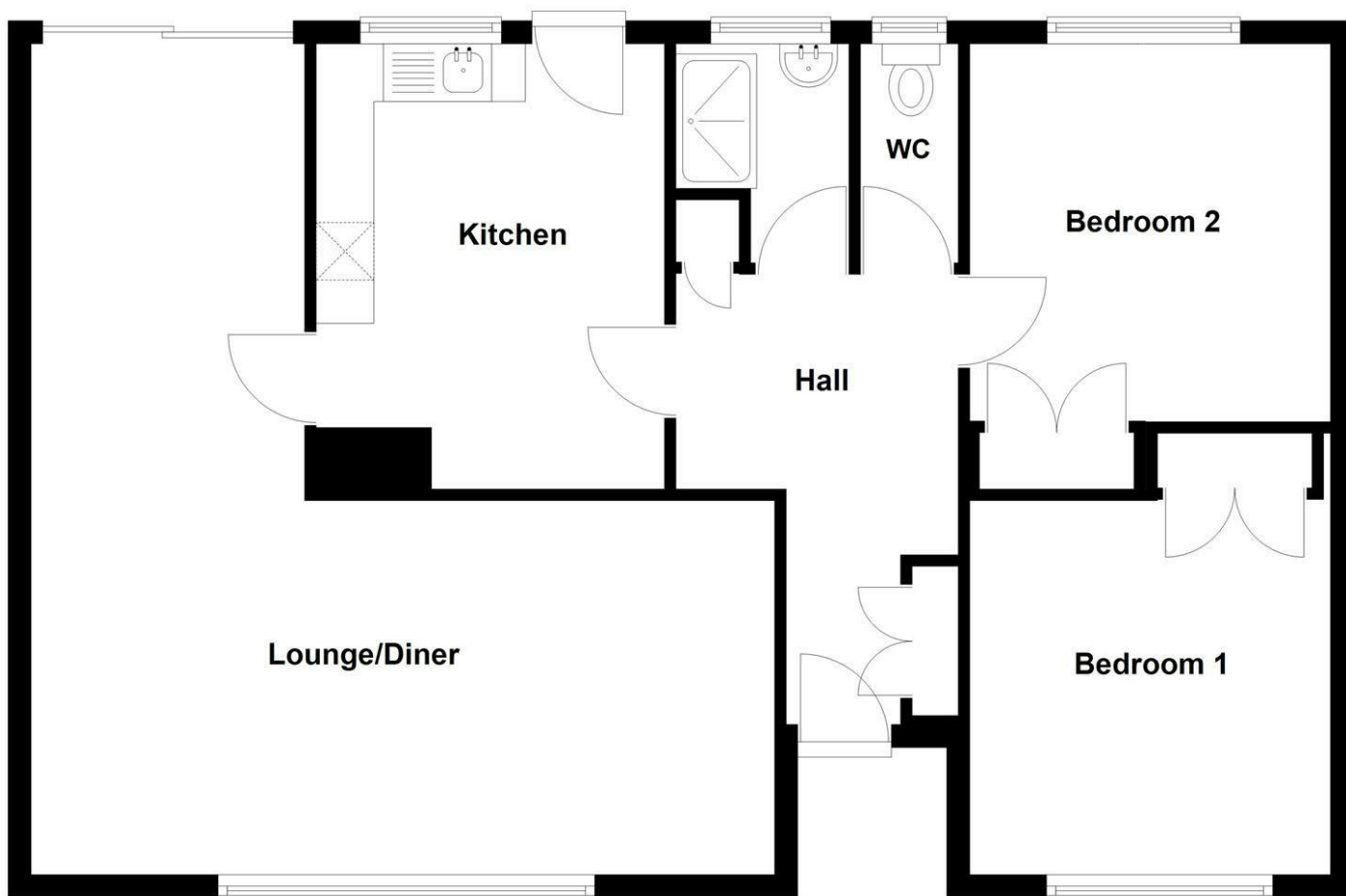


## Ground Floor



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	71	79
(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](mailto: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

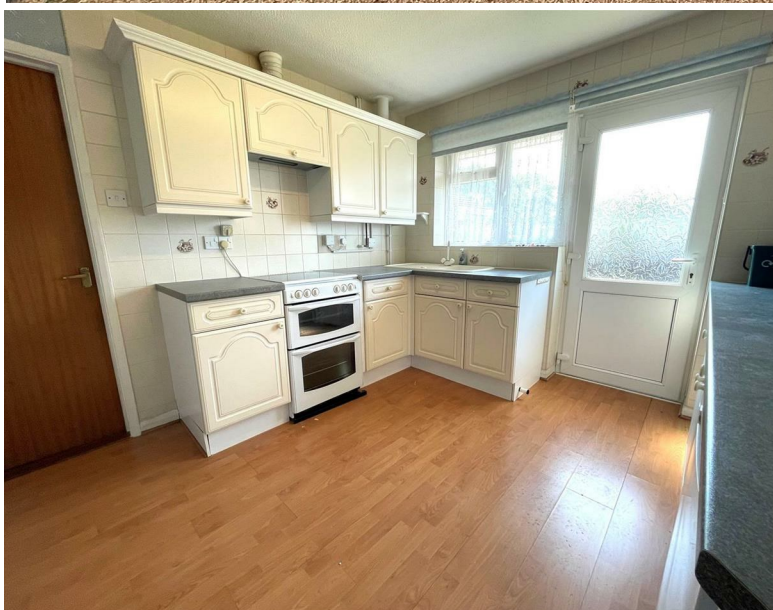
46 REGENT STREET  
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SHANKLIN  
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£275,000



01983 868 333  
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- CHAIN FREE • NON-ESTATE DETACHED BUNGALOW • TWO BEDROOMS • GAS CH • UPVC DOULBE GLAZING • PARKING AND GARAGE • GARDEN • CLOSE TO THE TOWN

A non-estate detached Bungalow being well located in a popular residential area that is just over 1/2 a mile to the town centre and amenities. The local Aldi & Morrisons supermarkets are also convenient both being about 3/4 of a mile distant. The accommodation benefits from gas fired central heating, replacement uPVC double glazed windows, a driveway leading to a single Garage and an enclosed Garden to the rear. The Bungalow is offered with no onward chain and we would recommend an early viewing. It comprises;

#### RECESSED ENTRANCE

#### ENTRANCE HALL

With built in airing cupboard with immersion. Ceiling hatch to roof space.

**LOUNGE/DINER L SHAPED 19'4 max x 23'8 max (5.89m max x 7.21m max)**

**KITCHEN 12'5 max x 9'11 (3.78m max x 3.02m)**

#### SHOWER ROOM

#### SEPERATE WC

**BEDROOM ONE 10'4 x 10'10 (3.15m x 3.30m)**

**BEDROOM TWO 10'9 x 10'3 (3.28m x 3.12m)**

#### OUTSIDE

As mentioned there is a Driveway providing parking for two cars and leading to a detached single Garage (17'7 x9'4) with up and over door and a side access door. Moderate front garden and enclosed garden to the rear being part laid to Patio and Grass.

#### SERVICES

All mains are available.

#### TENURE

Freehold

#### COUNCIL TAX

Band D

