

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

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

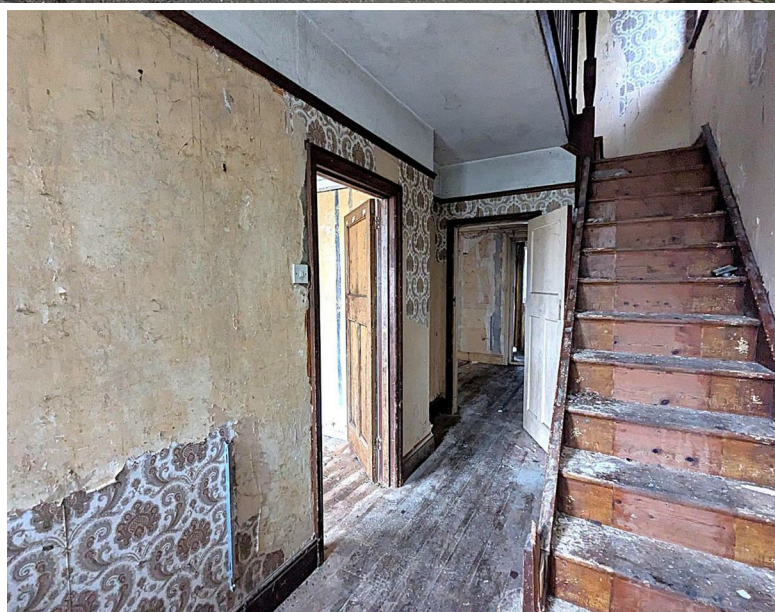
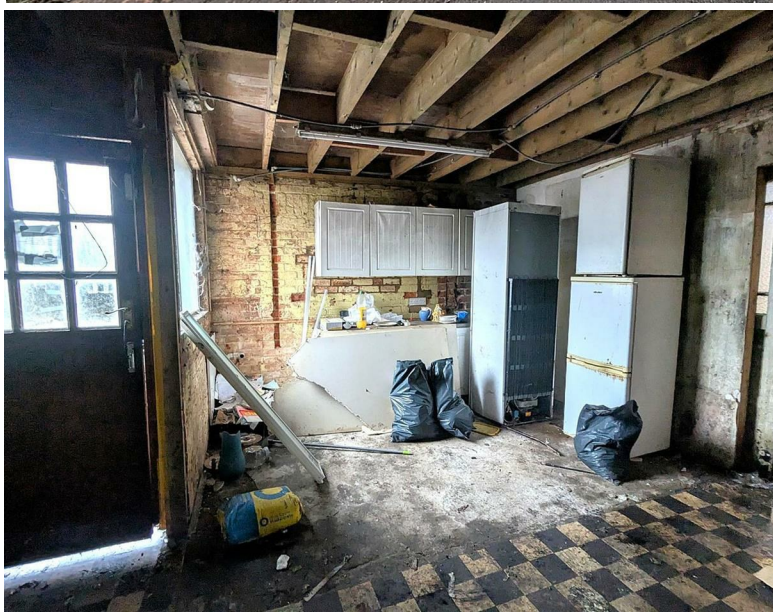
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WITBANK GARDENS
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£225,000



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• **CHAIN FREE** • **CASH BUYERS ONLY** • **GREAT LOCATION** • **RENOVATION/DEVELOPMENT PROJECT** • **GOOD SIZE PLOT** • **PERFECT FOR EXTENDING**

Cash Buyers Only Situated on a popular road just on the outskirts of Shanklin main town this spacious 3 Bedroom Detached House which we feel is the perfect opportunity for a builder/developer as it requires extensive modernisation throughout. The property does not have a Kitchen or Bathroom facility so is not habitable or suitable for mortgage funding. Situated on a good size plot the property could benefit from an extension to the side (subject to the necessary consents) and really must be seen to appreciate the accommodation on offer.

ENTRANCE HALL

LOUNGE 12'1 x 10'11 (3.68m x 3.33m)

DINING ROOM 18'8 x 11'11 max (5.69m x 3.63m max)

Opening to'

GARDEN ROOM 7'3 x 7'2 (2.21m x 2.18m)

Sliding doors to rear garden

KITCHEN AREA 14'9 max x 12'4 max (4.50m max x 3.76m max)

ROOM 1 11'8 x 6'3 (3.56m x 1.91m)

ROOM 2 16'2 x 9'2 (4.93m x 2.79m)

FIRST FLOOR - Landing

BEDROOM 1 12'1 x 10'11 (3.68m x 3.33m)

BEDROOM 2 11'11 x 11'1 (3.63m x 3.38m)

BEDROOM 3 7'10 x 6'2 (2.39m x 1.88m)

BATHROOM AREA 7'1 x 5'4 (2.16m x 1.63m)

OUTSIDE

The property sits on a good size plot with ample off road parking to the side. Grassed area to the front and rear.

TENURE - Freehold

COUNCIL TAX - Band D

SERVICES - All mains available

