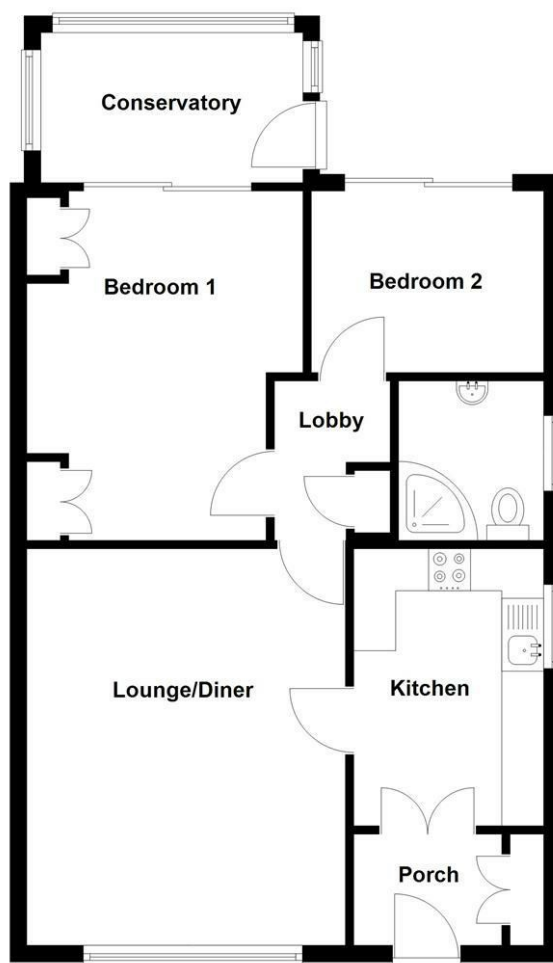
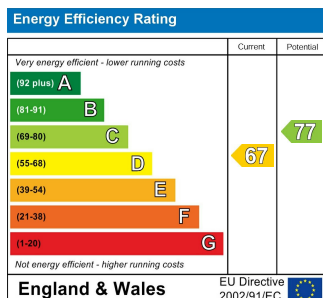


Ground Floor



Floorplans are not to scale and for guidance only



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 • SEMI-DETACHED BUNGALOW • TWO BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • CONSERVATORY • SUPER COUNTRYSIDE VIEWS • DRIVE AND GARAGE • GARDEN (SOUTH WEST FACING)

Offered chain free a semi-detached bungalow being well located in the village on Wroxall and nearby there is a convenience store and a good food-led public house.

The accommodation benefits from gas fired central heating, replacement uPVC double glazed windows and from the lounge there are some superb views of the surrounding countryside. By modern day standards we feel the property will require some updated and we feel this is reflected in the asking price. An internal viewing is recommended. It comprises:

Entrance Lobby

With storage cupboard.

Kitchen 10'10 x 7'5 (3.30m x 2.26m)

Lounge/Diner 16'6 max x 12'6 (5.03m max x 3.81m)

Door to

Inner Lobby

With airing cupboard.

Bedroom One 10'11 max x 13'4 into fitted wardrobes (3.33m max x 4.06m into fitted wardrobes)

Sliding patio door to

Conservatory 5'10 x 10'5 (1.78m x 3.18m)

With door to garden

Bedroom Two 9'1 x 8'1 (2.77m x 2.46m)

NB this currently has a plumbed freestanding bath in situ.

Shower Room

With shower cubicle, basin and WC.

Outside

Driveway leading to single garage, with up and over door (unexamined). Gardens to the front and enclosed rear garden with timber shed.

Services

All mains available.

Tenure

Freehold.

Council Tax

Band C



