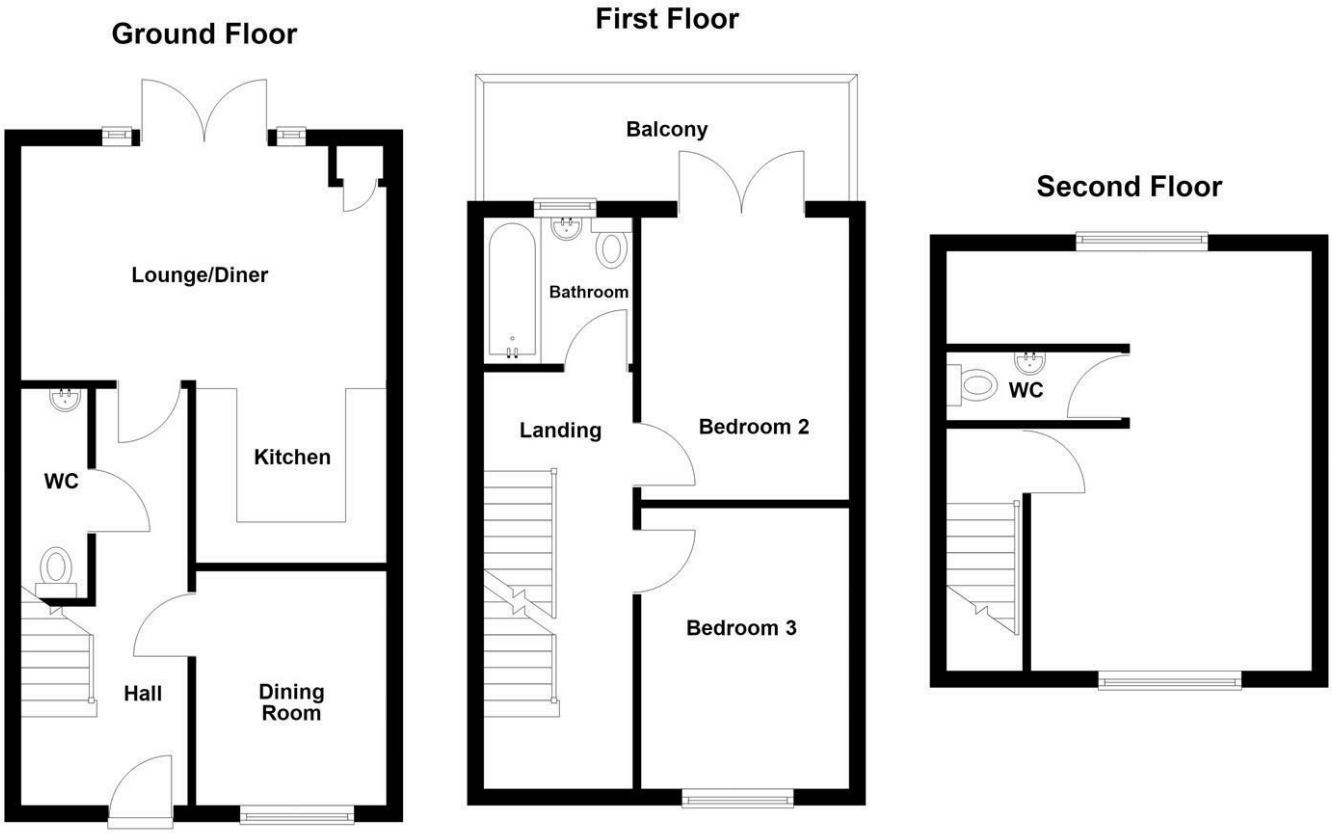
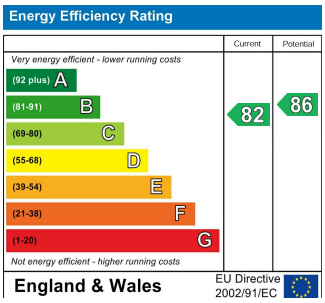


Floorplans are not to scale and for guidance only



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.

LOVE WHERE YOU LIVE

46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

3 PRIORY MEWS
PRIORY ROAD
SHANKLIN
PO37 6RZ

£275,000

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

• CHAIN FREE • BALCONY OVERLOOKING GARDEN • WELL MAINTAINED GROUNDS • ALLOCATED PARKING • UPVC DOUBLE GLAZING • MID TERRACE HOUSE • THREE BEDROOMS • EN-SUITE CLOAKROOM TO MAIN BEDROOM • COURTYARD GARDEN • GAS CH

An attractive three storey mid terrace House that is well located in a "tucked away" location that offers convenient access to the picturesque Old Village, Big Mead recreation area and Rylstone Gardens. Also a little further distant is the upper high street area of the town.
The well planned accommodation benefits from gas fired central heating, uPVC double glazed windows, a Balcony to the rear, an en-suite Cloakroom to the main bedroom, a Courtyard Garden and allocated parking.
The property is offered with no onward chain and we would recommend an internal viewing to fully appreciate the accommodation offer. It comprises:

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM
With WC and basin

DINING ROOM 9'5 x 7'8 (2.87m x 2.34m)

OPEN PLAN LOUNGE/KITCHEN 14'7 max x 9'5 extending to 18'2 max (4.45m max x 2.87m extending to 5.54m max)
Kitchen with built in hob with extractor over, oven, integrated fridge freezer and washing machine. Cupboard in Lounge housing Valliant gas fired boiler. Double doors to outside.

Stairs leading to

FIRST FLOOR
and Landing

BEDROOM TWO 11'2 x 8' (3.40m x 2.44m)
Doors to

BALCONY 15'6 x 5'1 (4.72m x 1.55m)

BEDROOM THREE 11'4 x 8'4 (3.45m x 2.54m)

BATHROOM
With shower over bath

Stairs to

SECOND FLOOR

BEDROOM ONE 11'1 max x 16'9 max (3.38m max x 5.11m max)
With sloping ceilings

OUTSIDE
To the rear of the property there is an enclosed and pleasant courtyard style garden. Allocated parking.

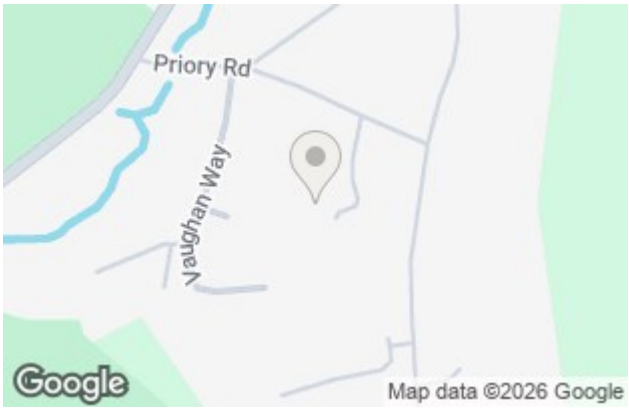
SERVICES
All mains are available.

NB There is a pump that connects the four properties drainage to the main sewer.

TENURE
Freehold. We are advised there is a current monthly charge of £65 to the Priory Mews Maintenance Company Ltd that covers the costs of the pump, communal lighting, communal front garden and cleaning of the gutters.

COUNCIL TAX
Band C

NB Holiday Lets not permitted



ARTHUR WHEELER
ESTATE AGENTS