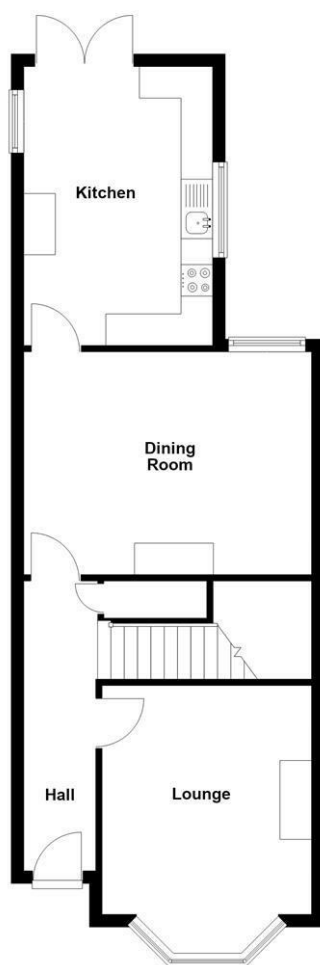


Ground Floor



First 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		
(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

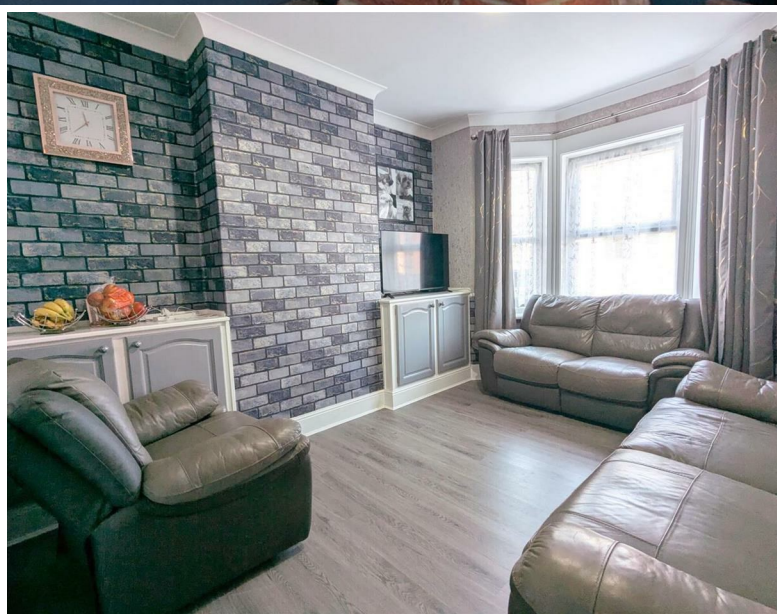
46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
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• MID TERRACE HOUSE • TWO BEDROOMS • GAS CH • UPVC DOUBLE GLAZING • ATTIC ROOM • UPDATED KITCHEN & SHOWER-ROOM SUITES • ENCLOSED REAR GARDEN • CLOSE TO LOCAL AMENITIES

An older style mid terrace property that has undergone some upgrading in recent years. Benefits to the property include gas fired central heating, replacement uPVC double glazed windows, upgraded Kitchen and Shower Room suites and an Attic Room.

The property is well located offering easy access to the local Tesco convenience store and a little further distant is the Heights Leisure Centre, Medical Centre and a Secondary School.

To fully appreciate the property we would recommend an internal viewing. It comprises:

GROUND FLOOR

Recessed entrance to

ENTRANCE HALL

With understairs cupboard

LOUNGE 13'11 into bay x 10'11 max (4.24m into bay x 3.33m max)

DINING ROOM 11'7 max x 14'4 (3.53m max x 4.37m)

KITCHEN 14'6 x 9'10 max (4.42m x 3.00m max)

Stairs to

FIRST FLOOR

and Landing.

BEDROOM ONE 11'11 exclusive of wardrobes x 11'11 (3.63m exclusive of wardrobes x 3.63m)

BEDROOM TWO 11'7 x 11' max (3.53m x 3.35m max)

SHOWER ROOM

With cupboard housing Worcester gas fired boiler

INTERNAL DRESSING ROOM 8' x 5'5 with internal window (2.44m x 1.65m with internal window)

From the landing, pull down wooden ladder to

ATTIC ROOM 14'3 max x 13'8 (4.34m max x 4.17m)

With velux window

OUTSIDE

Courtyard area to the front with possible parking potential subject to the necessary consents.

Enclosed garden to the rear being mainly laid to lawn.

SERVICES

All mains are available.

TENURE

Freehold

COUNCIL TAX

Band C

