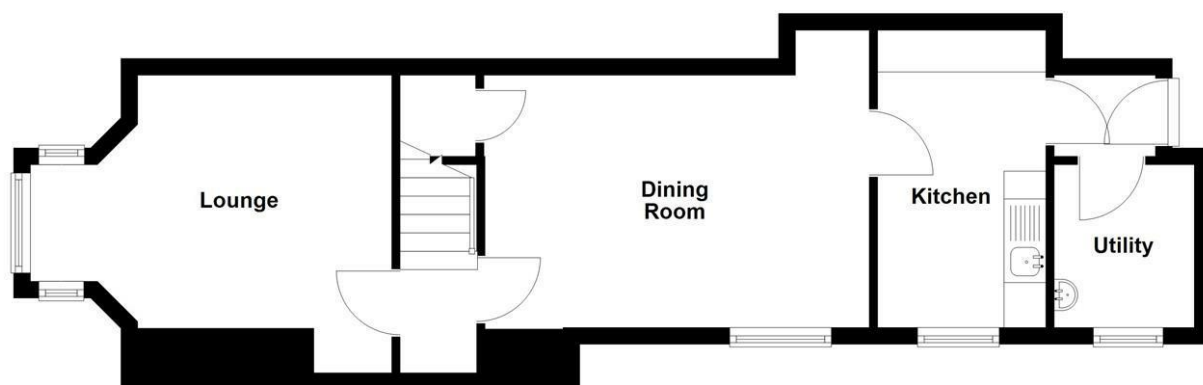
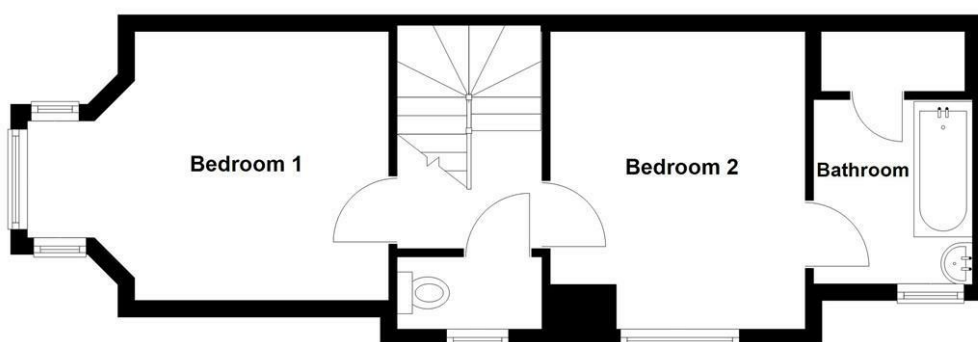


## Ground Floor



## First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	77
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

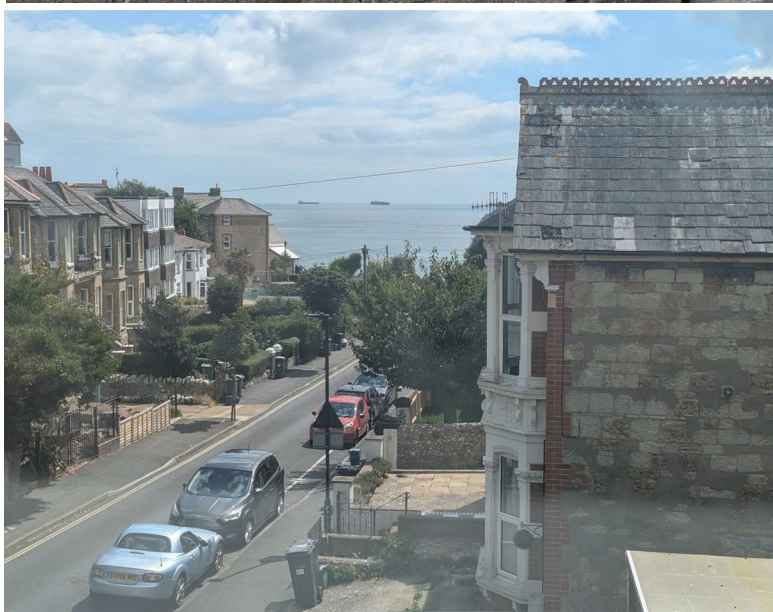
46 REGENT STREET  
SHANKLIN  
ISLE OF WIGHT  
PO37 7AA

01983 868 333  
[SALES@ARTHUR-WHEELER.CO.UK](mailto:SALES@ARTHUR-WHEELER.CO.UK)  
[WWW.ARTHUR-WHEELER.CO.UK](http://WWW.ARTHUR-WHEELER.CO.UK)



2  
MADEIRA ROAD  
VENTNOR  
PO38 1QP

£159,950



01983 868 333  
[www.arthur-wheeler.co.uk](http://www.arthur-wheeler.co.uk)



- CHAIN FREE • END OF TERRACE OLDER SYTLE COTTAGE • TWO BEDROOMS • GARAGE • SEA GLIMPSES • OUTSKIRTS OF TOWN CENTRE • IN NEED OF RENOVATION

Offered Chain Free an older style end of terrace cottage being well located towards the outskirts of the town centre and the esplanade/beach. The property is warmed by gas fired central heating but by modern day standards we consider the property to be in need of renovation which we feel is reflected in the asking price. Outside there is a garden to the front which enjoys background sea glimpses and the property also has the advantage of a single garage. It comprises:

#### Entrance Lobby

Lounge 9'11 x 13'8 into bay (3.02m x 4.17m into bay)

Dining Room 12'1 x 9'10 (3.68m x 3.00m)

Kitchen 11'7 x 6'7 (3.53m x 2.01m)  
with Glow Worm gas fired boiler

#### Rear Lobby

Utility Area 5'7 x 5'4 (1.70m x 1.63m)

Stairs to  
first floor and landing

#### Seperate W/C

Bedroom One 13'8 into bay x 9'10 (4.17m into bay x 3.00m)  
with sea views

Bedroom Two 10'2 x 11'10 max (3.10m x 3.61m max)  
door to

Bathroom  
with bath and W/C and door to linen cupboard

Outside  
To the front of the property there is a small garden area mainly to grass. Side path with shrub border leading to rear yard area.

Garage 20'9 x 13'1 (6.32m x 3.99m)

Tenure  
Freehold (possessory title only) - TBC

#### Services

All mains available

#### Council Tax

Band C



