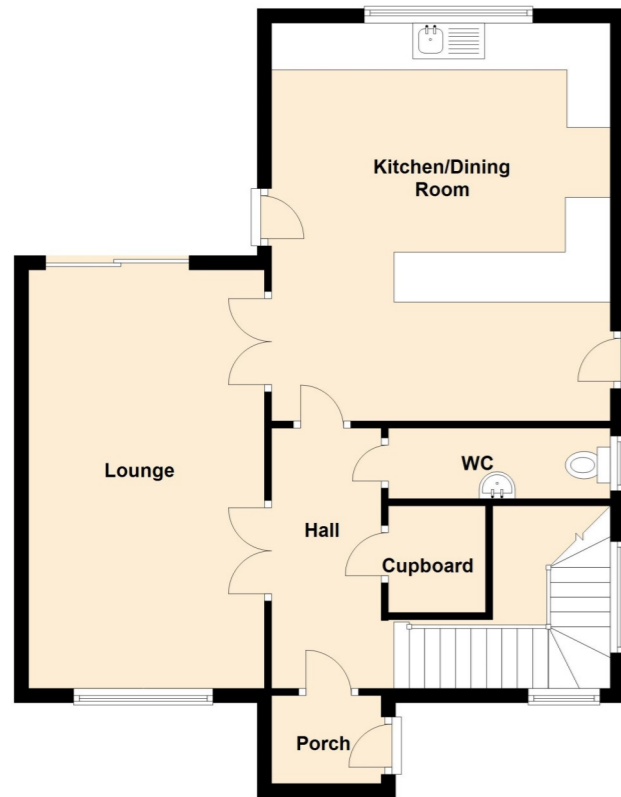
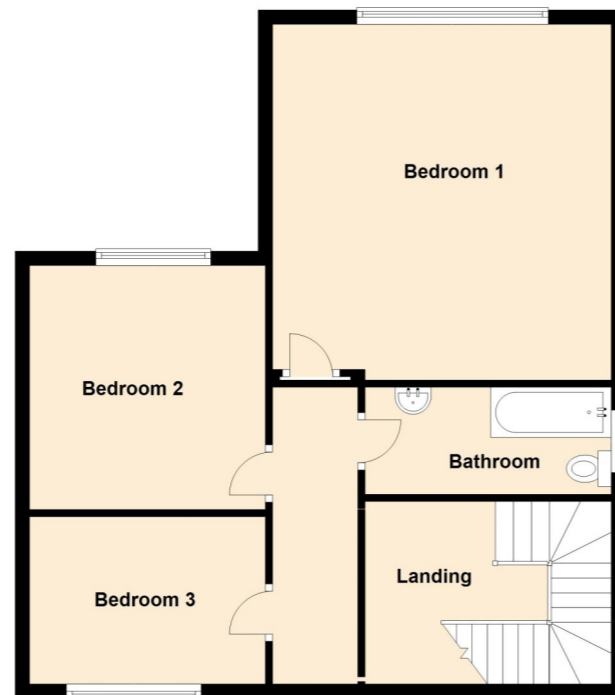


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)	68	75
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



3 Milford Road, Shanklin, Isle of Wight

PO37 7BQ

£279,950

These particulars are issued on the strict understanding that all negotiations are conducted through Arthur Wheeler. 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 purchaser. If there is anything of special importance, please contact the office and we will clarify this information.

MORTGAGE ADVICE

If you require a mortgage or financial advice we recommend that you contact the local firm of Mi Finance. Being "Whole of Market" means that they are not tied to any financial institution and they can access the whole of the Mortgage Market to find a mortgage to meet your requirements. Telephone Erling Holmberg on 01983 865012 or Tim Benton on 01983 475360 and you will receive experienced advice on the most suitable mortgage available to you.

YOUR HOME MAY BE RE-POSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

There may be a fee for mortgage advice, although this is normally paid by way of an introduction fee from the lender we arrange your mortgage with. The precise amount of any fee will depend on your own circumstances, but typically this could be 0.5% of the amount borrowed.

The Value of Experience



46 Regent Street ■ Shanklin ■ Isle of Wight ■ PO37 7AA

Telephone: 01983 868 333 ■ Email: sales@arthur-wheeler.co.uk ■ Email: lettings@arthur-wheeler.co.uk



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■ www.arthur-wheeler.co.uk ■

A modern detached house that was constructed in 1999 and having mainly red brick elevations under a concrete tiled roof. In our opinion the property is well located being situated in a quiet area but within easy reach of the Town Centre and its many amenities and the beach/Esplanade. Also nearby is the Bus Terminus and the Railway Station that offers foot passenger mainland connections via the Ryde/Portsmouth catamaran.

The property benefits from gas fired central heating, with a new boiler which as installed in 2016 and replacement uPVC double glazed windows which were installed in November 2012. Additionally there is an Enclosed Garden to the rear, car parking and a Single Garage.

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

Part Glazed hardwood panel Front Door to:

ENTRANCE LOBBY with laminate flooring with glazed panel Inner Front Door to:

ENTRANCE HALL with continuation of laminate flooring and useful under stairs store cupboard. Stairs to first floor.

CLOAKROOM with white suite of low level WC, hand basin with tiled splash back and radiator.

KITCHEN DINER 17'7 x 10'5 (5.36m x 3.17m) with single drainer stainless steel sink unit with mixer tap inset in stone effect laminate worktops with range of medium oak wall and base units comprising drawers and cupboards under and wall cabinets over. Recess plumbing for washing. Recess for tumble dryer, spaces under worktop for refrigerator and freezer and space for cooker with gas point with extractor unit over. Radiator. Replacement glazed door to outside and continuation of laminate flooring. Part glazed double doors to:

LOUNGE 18' x 10'9 (5.48m x 3.30) with TV point, radiator, further part glazed double doors to Entrance Hall and replacement double glazed sliding patio door to rear (installed October 2016).

Stairs leading to FIRST FLOOR and LANDING with radiator and ceiling hatch to roof space.

BEDROOM 1 15'2 x 10'5 (4.63m x 3.18m) with rear aspect and radiator.

BEDROOM 2 10'9 x 9'9 (3.30 x 2.98) again with rear aspect and radiator.

BEDROOM 3 10'9 x 7'10 (3.30m x 2.38m) with laminate flooring and radiator.

BATHROOM/WC with panel bath with mixer tap with a shower attachment over, pedestal wash basin and low level WC. Extractor unit and radiator.

OUTSIDE

Concrete driveway providing parking for 1-2 cars leading to:

SINGLE GARAGE with up and over door and measuring 18'1 x 9'3 (5.52m x 2.83m) with power and light and replacement glazed door leading to garden.

Small enclosed front garden. To the rear there is an enclosed rear garden being mainly laid to grass with concrete terrace patio and outside tap.

TENURE Freehold (To be confirmed)

SERVICES All mains are available.

COUNCIL TAX Band D. Can be confirmed by the Isle of Wight Council (01983 823901).

**VIEWING STRICTLY BY APPOINTMENT THROUGH
ARTHUR WHEELER ESTATE AGENTS (01983) 868333**

