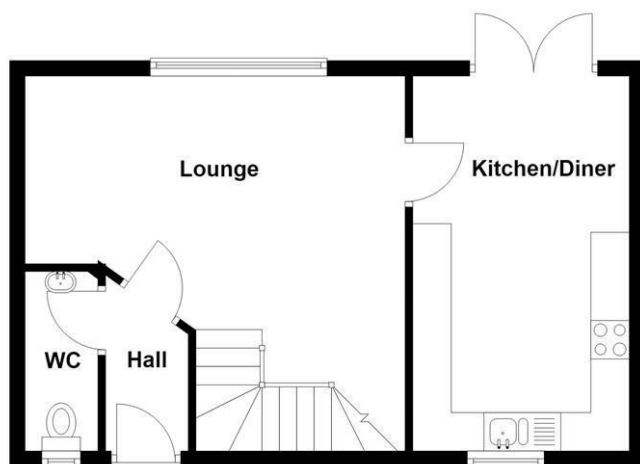
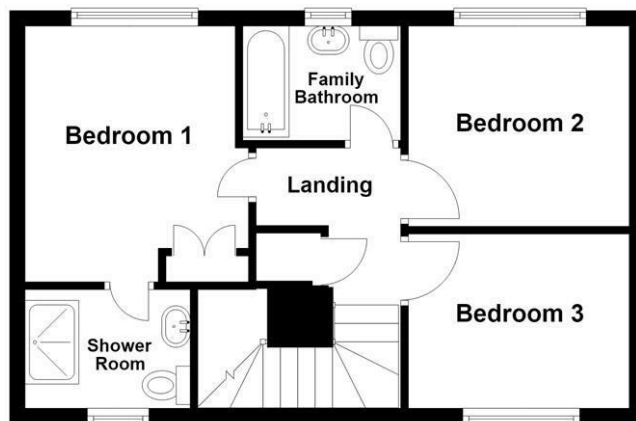


Ground Floor



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		78	82
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.

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• SUPER END OF TERRACE HOUSE • THREE BEDROOMS • EN SUITE SHOWER ROOM • GAS CH • UPVC
DOUBLE GLAZED DOORS AND WINDOWS • KITCHEN WITH INTERGRATED UNITS • WELL PRESENTED
ACCOMMODATION • PARKING FOR 2 CARS • ENCLOSED PATIO GARDEN

A superb end of terrace House being well situated in a quiet cul-de-sac in a semi rural location on the outskirts of Ryde but being about 2 miles from the town centre.

The well presented accommodation benefits from gas fired central heating, uPVC double glazed doors and windows and en-suite shower room to the main bedroom. Outside there is parking for 2 cars and an enclosed patio garden to the rear. To fully appreciate this lovely home we would recommend an internal viewing. It comprises:

ENTRANCE HALL

With cloak room

SITTING ROOM 16'3 max x 13'4 exclusive of stair recess (4.95m max x 4.06m exclusive of stair recess)

KITCHEN/DINER 16'2 x 9'3 (4.93m x 2.82m)

With integrated units comprising fridge freezer, slimline dishwasher, washing machine and hob and oven with extractor unit over. Cupboard housing Valliant gas fired Boiler.

Stairs leading to

FIRST FLOOR

and Landing, with ceiling hatch to roof space.

BEDROOM ONE 10'11 max x 9'6 (3.33m max x 2.90m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 9'5 x 8'8 (2.87m x 2.64m)

BEDROOM THREE 9'5 x 7'1 (2.87m x 2.16m)

BATHROOM

With shower over bath with glazed screen, basin and WC.

OUTSIDE

Open plan garden with lawn and feature Oak Tree. Side gate and pathway leading to enclosed patio garden with access to the Kitchen/Diner. Timber shed. Parking for 2 cars.

SERVICES

All mains are available.

TENURE

Freehold.

COUNCIL TAX

Band C

