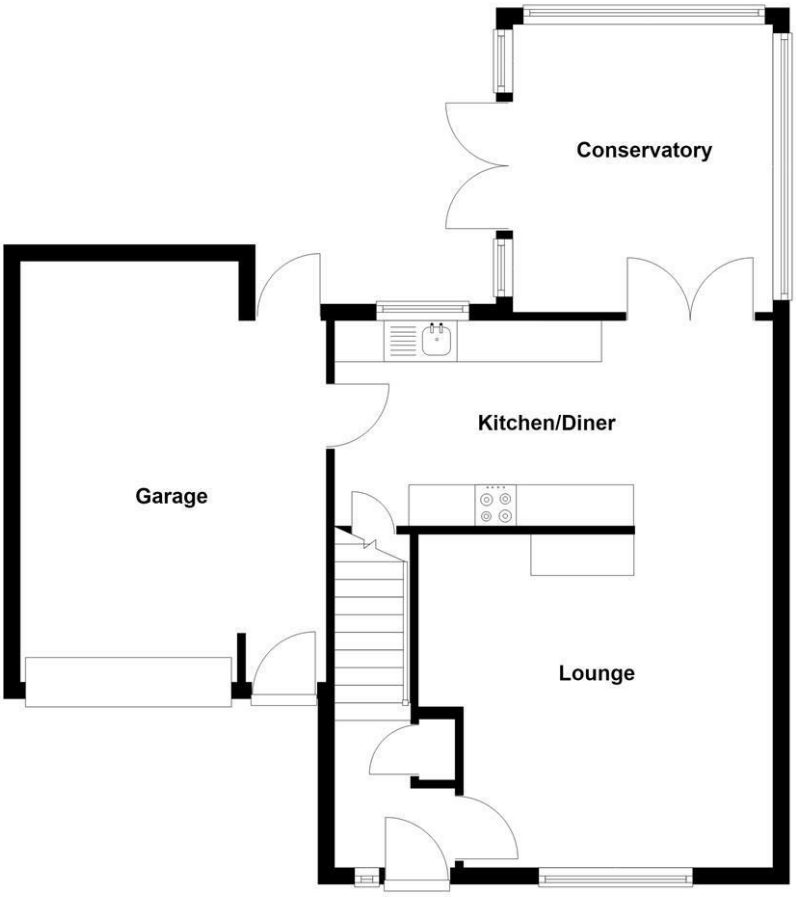
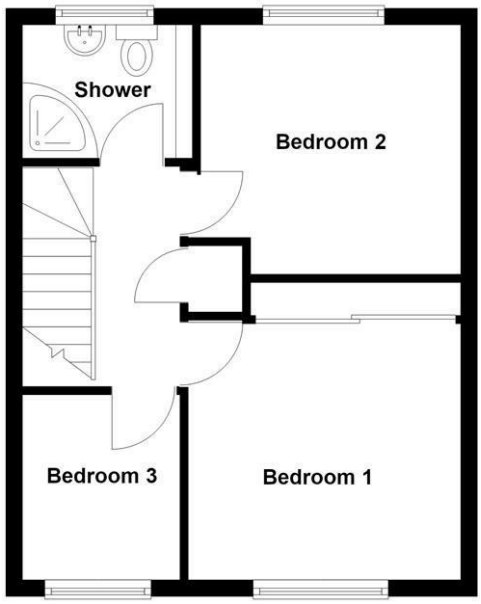
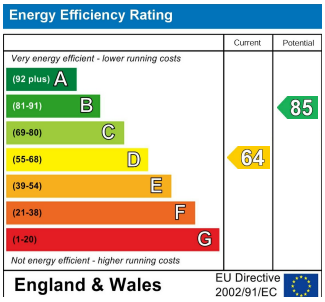
Ground Floor



First Floor



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

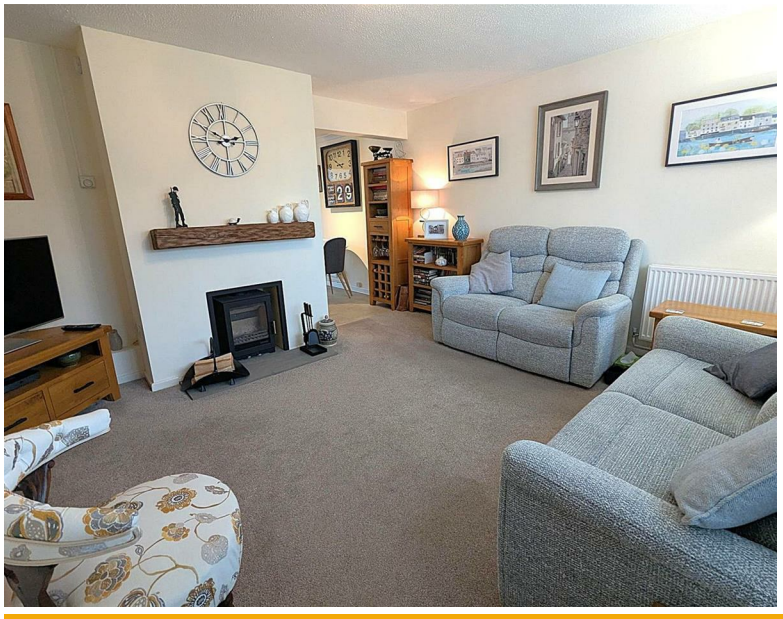
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• SUPERB CUL-DE-SAC LOCATION • MATURE GARDENS & GARAGE • KITCHEN/DINER • CONSERVATORY • WELL MAINTAINED • POPULAR VILLAGE WITH MANY MILES OF WALKS

Located at the end of a cul-de-sac in the beautiful Village of Godshill with its many quaint pubs, tea rooms and local attractions this lovely 3 Bedroom Semi-Detached House really must be seen. The property has been upgraded over the years to in our opinion a good standard with the addition of a Conservatory off the rear which has recently had a "warm Roof" system to ensure a comfortable room throughout the year. Further benefits include Lounge opening to a Kitchen/Diner and with direct access to the Garage. On the first floor are three Bedrooms and Shower Room. Outside are beautiful mature Gardens front and rear with the rear having a southerly aspect, and Driveway providing ample off road parking leading to a Garage. Gas fired central heating and uPVC double glazed windows and doors.
We feel this is property would make a fabulous family home and really should be seen to take in the lovely location and super property layout. The property comprises;

ENTRANCE HALL
With fitted storage cupboard.

LOUNGE 14'4 max x 13'3 (4.37m max x 4.04m)

KITCHEN/DINER 14'4 x 8'2 (4.37m x 2.49m)

CONSERVATORY 11'6 x 10'4 (3.51m x 3.15m)
With "Warm Roof" power light and heating.

FIRST FLOOR - Landing

BEDROOM 1 11'11 x 11' (3.63m x 3.35m)
Fitted wardrobe cupboards.

BEDROOM 2 10'3 x 10' (3.12m x 3.05m)

BEDROOM 3 7'6 x 6'2 (2.29m x 1.88m)

SHOWER ROOM 6'10 x 5'4 (2.08m x 1.63m)

GARAGE 16'9 x 11'7 reducing to 8'5 (5.11m x 3.53m reducing to 2.57m)
Power and light.

OUTSIDE
Front: To the front of the property is a driveway providing ample off road parking. The front garden is mostly laid to lawn with mature planting.
Rear: To the rear is a superb garden with timber shed, patio and decked areas and a wealth of mature planting. The garden is mostly laid to lawn and has a lovely southerly aspect.

TENURE - Freehold

COUNCIL TAX BAND - C

SERVICES - All mains available





ARTHUR WHEELER
ESTATE AGENTS









