



Floorplans are not to scale and for guidance only

Energy Efficiency Rating	
	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

Current: 68 Potential: 85

Mortgage Advice

We recommend This is Prome Limited for all your mortgage and protection needs. This is Prome will support you through all of your mortgage and protection needs, giving you honest and high quality advice from start to finish. This is Prome offer a wide range of mortgage options to meet your financial needs and circumstances.

Contact Emily Davies on 07875 713 816 / emilydavies@thisisprome.com

This is Prome Limited is an appointed representative of the On-line Partnership Limited which is authorised and regulated by the Financial Conduct Authority, 30 Warren Avenue, Portsmouth, PO4 8PU

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.

The Value of Experience

46 Regent Street
Shanklin
Isle Of Wight
PO37 7AA

01983 868 333
sales@arthur-wheeler.co.uk
www.arthur-wheeler.co.uk

32 School Crescent
Godshill
Isle of Wight
PO38 3JL

£285,000



01983 868 333
www.arthur-wheeler.co.uk

• END OF TERRACE HOUSE • THREE BEDROOMS • CONSERVATORY • CLOSE TO
SCHOOL • DRIVEWAY • GARAGE

Entrance Porch:

Lounge/Diner: 19'7 x 12'8" (5.97m x 3.87m)

Kitchen/Diner: 19'6 x 8' (5.95m x 2.43m)

Conservatory: 18'4 x 9'10" (5.58m x 3m)

First Floor:

Landing: With hatch to roof space. Door off to:

Bedroom One: 10'5" x 9'3" (3.16m x 2.83m)

Bedroom Two: 10'5 x 9'3" (3.16m x 2.83m)

Bedroom Three: 10'1" x 6'6" (3.08m x 1.97m)

Bathroom:

Outside: To the front of the property there is a garden which is mainly laid to lawn with a further side garden with metal shed. The rear garden is mainly laid to briquette paving with decked area and is enclosed by timber fencing.

Garage: The garage is split into two sections. The rear section is an office with power & light. The front section is left for storage. Gated access from the rear garden to the front of the garage there is off road parking for two vehicles (access for the neighbouring property must be kept open so they may access their rear garden via their gate)

Services All mains available

Tenure: Freehold

Council Tax Band: C

