



Total area: approx. 923.6 sq. feet

Floorplans are not to scale and for guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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	

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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2 CHAPEL VIEW COTTAGES
HIGH STREET
GODSHILL
PO38 3HZ

£350,000



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• ATTRACTIVE SEMI DETACHED HOUSE • 3 BEDROOMS • MASTER EN SUITE • CONSERVATORY
EXTENSION • PARKING • ENCLOSED REAR GARDEN • VILLAGE LOCATION • WELL PRESENTED

An attractive and spacious semi-detached house benefitting from gas fired central heating, double glazed windows, a Conservatory extension to the rear and three Bedrooms with the main Bedroom having an en suite Shower Room. Outside there is generous parking for at least two cars to the front as well as well-stocked and maintained borders with a variety of established shrubs and herbaceous plants. To the rear there is a pleasant, enclosed, low maintenance Garden

The property is well located in the heart of the picturesque village of Godshill within the conservation area with easy access to a network of footpaths as well as being on the main bus routes. The popular local Village Primary school is within walking distance and also close by there is a General Store/Sub Post Office and a good choice of Restaurants/Inns.

The property is offered with NO ONWARD CHAIN and to fully appreciate the well presented accommodation we would recommend an early viewing. It comprises:

GROUND FLOOR

Entrance Door to HALLWAY

CLOAKROOM

LOUNGE 16' 4 x 10'8 max (4.88m x 3.25m max)

KITCHEN/DINER 17'7 x 9'9 (5.36m x 2.97m)

With built in 4 burner gas hob with electric oven under and extractor over. Recess plumbing for washing machine and space for larder refrigerator and freezer. Wall hung Ultimate gas fired boiler. French doors to:

CONSERVATORY 13'10 x 8'4 (4.22m x 2.54m)

With further double doors leading to rear garden.

Stairs leading to FIRST FLOOR and LANDING

With ceiling hatch to roof space and linen cupboard.

BEDROOM 1 10'1 exc of door recess x 11'5 (3.07m exc of door recess x 3.48m)

EN SUITE SHOWER ROOM

With shower cubicle, vanity basin and low level WC.

BEDROOM 2 9'9 x 9'4 (2.97m x 2.84m)

BEDROOM 3 8'7 max x 7'2 (2.62m max x 2.18m)

BATHROOM

With white suite of p-shaped bath, low level WC and wash basin.

OUTSIDE

As mentioned there is parking to the front of the property for two cars with gated side path leading to enclosed rear garden that is arranged on a low maintenance basis being mainly laid to patio. There is a charming wooden deck area and several garden sheds, the main of which benefits from power and light.

SERVICES

All mains are available.

TENURE

Freehold.

COUNCIL TAX

Band C



