

## Ground Floor



Floorplans are not to scale and for guidance only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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](mailto: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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£250,000



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• TERRACED BUNGALOW • SUPERB GARDENS OVERLOOKING FARMLAND • 2 BEDROOMS • RIGHT TO PARK ONE VEHICLE • KITCHEN/DINER • GCH & UPVC DOUBLE GLAZED

Situated on the outskirts of the popular village of Godshill, this 2 bedroom terrace bungalow sits in an enviable location backing onto open farm land at the rear with some truly lovely countryside views. The bungalow has been upgraded over the years to include Kitchen and Bathroom suites, gas central heating and uPVC double glazed windows and doors. Further benefits include off road parking via a residents carpark, Lounge, useful loft room and mature gardens front and rear. We feel the property is offered in our opinion, in lovely decorative order throughout and really must be seen to be appreciated. The property comprises;

#### **PORCH**

#### **ENTRANCE HALL**

Stairs to loft which is fully boarded with power and light

**LOUNGE 11'11 x 11'10 (3.63m x 3.61m)**

**KITCHEN 8'11 max x 13'1 (2.72m max x 3.99m)**

**BEDROOM 1 11'5 x 11'1 (3.48m x 3.38m)**

**BEDROOM 2 10'1 x 8' (3.07m x 2.44m)**

**SHOWER ROOM 8'2 x 5 (2.49m x 1.52m)**

#### **OUTSIDE**

To the front, the property has a Garden which is mainly laid to lawn and enclosed by dwarf fencing with a variety of mature shrubs and trees and flowered borders. To the rear, the rear garden is laid into two areas. First area is laid to patio and enclosed by fencing with garden shed. The second area is mainly laid to grass with a variety of mature shrubs. Decked area backing onto open farmland with some truly stunning countryside views. Path from the rear which leads do to parking area where this property has the right to park one vehicle.

#### **COUNCIL TAX**

Band C

#### **SERVICES**

All mains available

#### **TENURE**

Freehold



