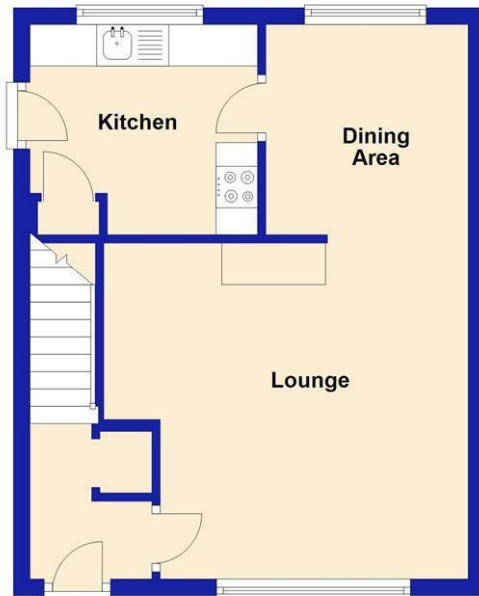
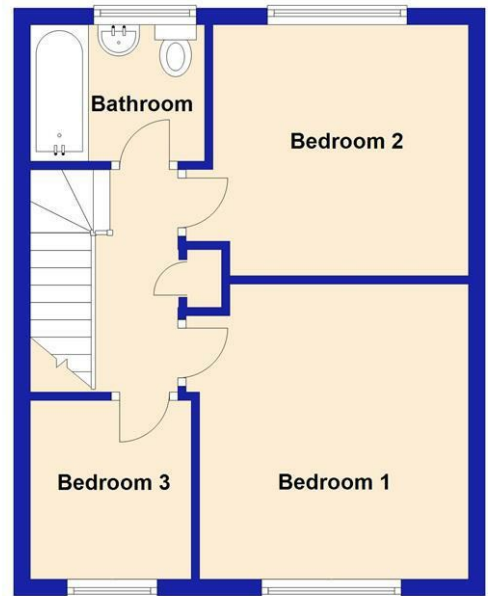


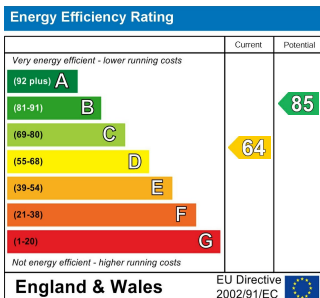
**Ground Floor**



**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](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

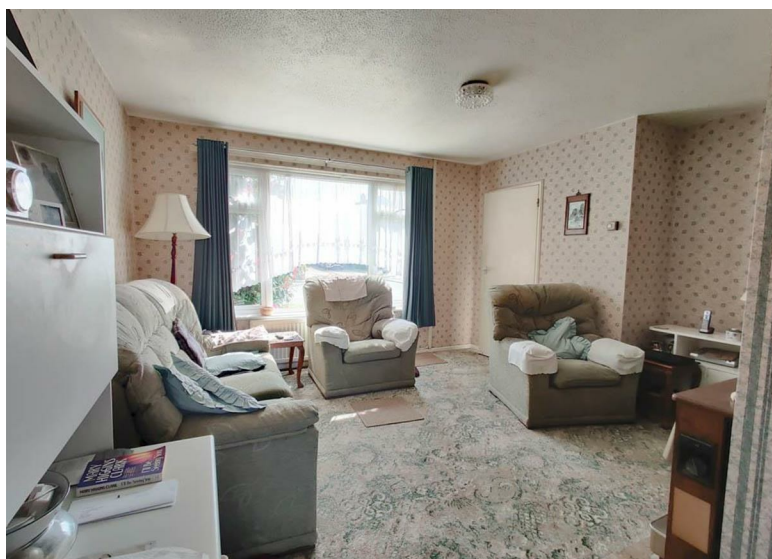
46 REGENT STREET  
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PO38 3HT

£260,000



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- SUPERB VILLAGE LOCATION • 3 BEDROOMS • GARAGE & DRIVEWAY • LOUNGE & DINING ROOM • MATURE GARDENS • GAS HEATING & UPVC GLAZED

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 Semi-Detached House really must be seen. The property comprises; Lounge opening to a Dining room and Kitchen, on the first floor are three Bedrooms and Bathroom. Outside are beautiful mature Gardens front and rear and Driveway providing off road for two cars leading to a Garage. Gas fired central heating and uPVC double glazed windows and doors.

The property does require modernisation but we feel this is reflected in the asking and would make a fabulous family home. The property comprises;

**UPVC DOUBLE GLAZED DOOR LEADING TO:**

**ENTRANCE HALL**

**LOUNGE 14'2 x 13'3 (4.32m x 4.04m)**

**DINING AREA 8'4 x 8' (2.54m x 2.44m)**

**KITCHEN 9' x 8'4 (2.74m x 2.54m)**

**FIRST FLOOR & LANDING**

**BEDROOM ONE 11'11 x 11'4 (3.63m x 3.45m)**

**BEDROOM TWO 11'3 x 9'11 (3.43m x 3.02m)**

**BEDROOM THREE 7'6 x 6'3 (2.29m x 1.91m)**

**BATHROOM**

**OUTSIDE**

**GARAGE 17'10 x 8'5 (5.44m x 2.57m)**

**SERVICES**

All mains are available.

**TENURE**

Freehold (To be confirmed)

**COUNCIL TAX**

Council tax band C (Can be confirmed on the Government website)

