



Moor View

Godshill

£265,000



A well appointed family home, located in a quiet residential street within the semi rural village of Godshill. Just footsteps from countryside walks, traditional English pubs and dining - and super convenient for the local primary school. The property has 3 bedrooms, large open plan lounge/diner, off street parking, single attached garage and a sunny aspect rear garden with a wooded copse outlook.



3 Bedroom Semi Detached House

Porch

A upvc and brick built porch, ideal space for coats and boots etc..

Lobby

In from the front door, this handy additional space has a built-in cupboard and further space for storage.

W/C

A very useful additional w/c and basin (ground floor)

Lounge/Diner 21' 2" x 12' 9" (6.46m x 3.88m) max

This bright main reception has a lounge area to the front and dining area to the rear. The space incorporates a turned staircase to the first floor with cupboard under.

Kitchen 11' 2" x 8' 0" (3.4m x 2.45m)

A well appointed kitchen with modern floor and wall mounted storage units and contrasting countertops and coloured splash back tiling. Space and plumbing for whites goods. The gas boiler is also sited here. Door out to the rear garden.

First Floor Landing

Loft access.

Bedroom 1 10' 6" x 9' 6" (3.2m x 2.9m)

A rear aspect double bedroom with large built wardrobe. Over looking the garden.

Bedroom 2 10' 6" x 9' 6" (3.2m x 2.9m)

A front aspect double bedroom.

Bedroom 3 8' 2" x 6' 7" (2.5m x 2.0m)

Large rear aspect bedroom - over looking the garden.

Bathroom 9' 10" x 6' 7" (3.0m x 2.0m)

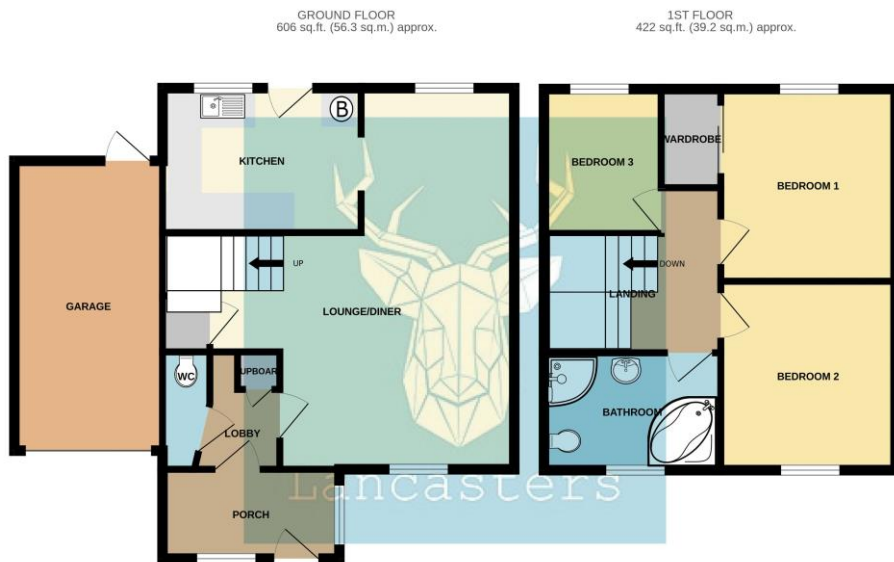
A large family bathroom complete with corner bath, shower and cubicle, w/c and basin.

Garage 16' 1" x 8' 2" (4.9m x 2.5m)

A single attached garage with up and over door to the front and rear pedestrian door to the garden.

Outside

The property has off street parking to the front and a sunny aspect rear garden with large patio and lawn that backs onto a wooded copse.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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