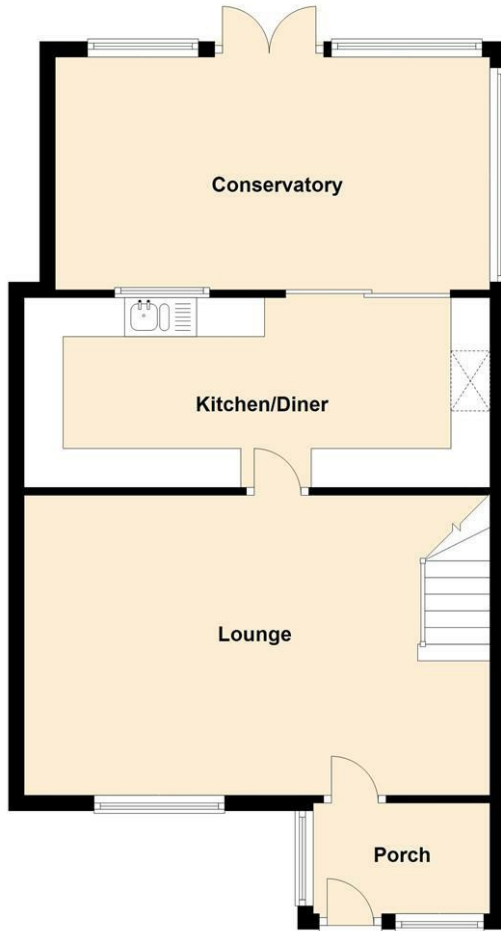
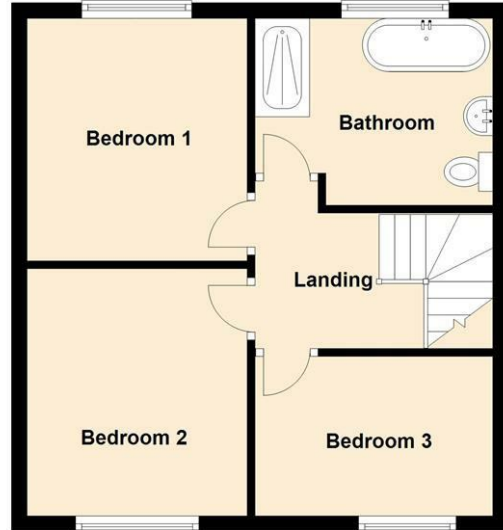


Ground Floor



First Floor



Floorplans are not to scale and for guidance only

Energy Efficiency Rating		Current	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		85	68
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 reposessed 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.

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46 REGENT STREET
SHANKLIN
ISLE OF WIGHT
PO37 7AA

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*****CHAIN FREE***** An end of terrace 3 Bedroom house being well situated in a residential area of the popular village of Godshill; nearby there are many miles of countryside walks, and bicycle routes. The main towns of Shanklin and Newport are about 4 miles and 6 miles respectively. The house features gas central heating, replacement uPVC double glazing, garden, conservatory and an outside Store/Office converted from the Garage. It comprises :-

Ground Floor

Entrance Porch

Lounge 19'7 max x 12'10 (5.97m max x 3.91m)

Kitchen/Diner 8' x 19'7 (2.44m x 5.97m)

Conservatory 18'6 x 10'4 (5.64m x 3.15m)

Stairs to First Floor and Landing

Bedroom One 10'6 x 9'4 (3.20m x 2.84m)

Bedroom Two 10'6 x 9'3 (3.20m x 2.82m)

Bedroom Three 10'1 x 6'6 (3.07m x 1.98m)

Bathroom

With bath and separate shower

Outside

There is garden to the side and rear. Parking and former garage that has been sub-divided into store area and store room.

Services

All mains available

Tenure

Freehold

Council Tax

Band C



