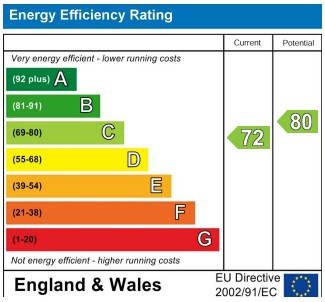
Ground Floor



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

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
SHANKLIN
ISLE OF WIGHT
PO37 7AA

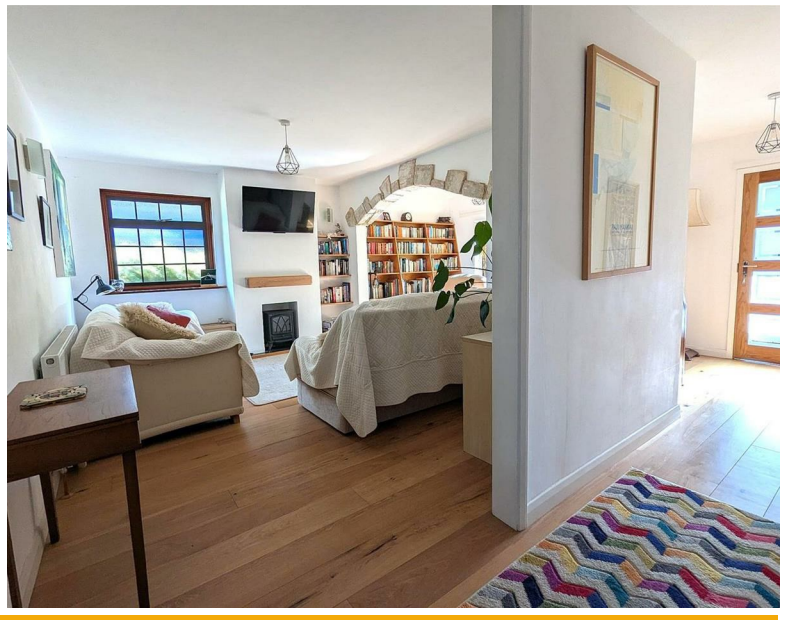
01983 868 333
SALES@ARTHUR-WHEELER.CO.UK
WWW.ARTHUR-WHEELER.CO.UK

APRIL MEAD
SCHOOL ROAD
GODSHILL
PO38 3HJ

£400,000







01983 868 333
www.arthur-wheeler.co.uk

• POPULAR VILLAGE LOCATION • PRESENTED TO A VERY HIGH STANDARD • NON ESTATE LOCATION • 3 BEDROOMS AND 2 BATHROOMS • SUPERB MATURE GARDENS • A MUST SEE PROPERTY

Nestled in the charming village of Godshill, this exquisite bungalow on School Road offers a delightful blend of comfort and elegance. Presented to a very high standard, this property boasts three bedrooms with two bathrooms, making it an ideal home for families or those seeking a peaceful retreat.
As you enter, you are welcomed into a spacious entrance hall opening to reception room with lovely character features. The heart of the home is the inviting kitchen diner with utility room off and a lovely conservatory which overlooks the rear garden.
The bungalow is set within stunning mature gardens both to the front and rear, which are a true highlight of the property. These beautifully maintained outdoor spaces include a charming summer house.
This delightful bungalow in Godshill is a rare find, combining modern living with its high-quality presentation, spacious interiors and stunning gardens, it is a property that truly deserves your attention.

ENTRANCE PORCH 6'4 x 2'7 (1.93m x 0.79m)

ENTRANCE HALL 26'5 max x 5'10 max (8.05m max x 1.78m max)

SNUG 11'4 x 7'4 (3.45m x 2.24m)

LOUNGE 14'4 x 11'2 (4.37m x 3.40m)

KITCHEN/DINER 9'11 x 9'5 (3.02m x 2.87m)

UTILITY ROOM

CONSERVATORY 10'5 x 10' (3.18m x 3.05m)

BEDROOM 1 14'11 x 9'5 (4.55m x 2.87m)

BEDROOM 2 11'10 reducing to 8'6 x 9'10 max (3.61m reducing to 2.59m x 3.00m max)

EN SUITE SHOWER ROOM
Three piece suite

BEDROOM 3 / DINING ROOM 11'10 x 7'5 (3.61m x 2.26m)

BATHROOM
Three piece suite.

GARAGE/STORE

OUTSIDE
Front; To the front of the property is a Driveway providing ample Off Road Parking leading to the Garage/Store. The front garden is planted with mature shrubs and trees with a raised seating area.
Rear; The rear garden is a gardeners dream with a wealth of mature shrubs and flower boarders and many fruit trees. Archway through to a hidden garden that has a decking area and a superb Summer House.

TENURE - Freehold

COUNCIL TAX BAND - D

SERVICES - All mains available



ARTHUR WHEELER
ESTATE AGENTS









