



La Quinta Middleton, Freshwater, Isle of Wight, PO40 9PA

£325,000

Council Tax Band: C

Tenure: Freehold



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- CHAIN FREE!
- Character Property
- Enclosed Sizable Rear Garden
- Opportunity to Improve

- 3 Bed Semi
- Front Garden
- Rural Location
- Private PARKING!

CHAIN FREE! 3 Bedroom SEMI detached CHARACTER house with PARKING and REAR GARDEN! This charming home presents an amazing opportunity for its new owner to add their own stamp and improve on the property. Benefiting from spacious rooms and a good sized rear garden this home has a lot to offer for those who like older style properties. The property is located along a quiet road in a semi rural setting with walks leading to Tennyson Down, Freshwater village and Freshwater Bay. Don't miss out, call "Wright Estate Agents" to book your viewing!

Freshwater is a popular West Wight village with a welcoming community and a rural aesthetic. For those who love the county or coast Freshwater is an ideal location to live as you are never far from a country walk with panoramic views or an idyllic bay perfect for a swim or water sports! The village itself has many amenities on offer such as a butcher, fishmonger, green grocer, baker, salons, vet, dentist, health & leisure centre and much much more! There are public transport links to the historic town of Yarmouth with its ferry links to Lymington, and to Newport the island's capital town.



Double glazed obscure front door to side:

Hall

Stairs off, door to:

Dining Room

13'01 x 12'02

Double glazed window to side, window to rear, under stairs cupboard, doors off, radiator.

Lounge

13'0 x 12'02

Double glazed French doors to front accessing garden, feature fireplace with gas connection, radiator.

Kitchen

15'06 x 8'07

Double glazed French doors to rear, double glazed window to side, external door to side accessing lean-to, range of wall and floor mounted units with work surface over, 1 1/2 stainless steel sink unit with mixer tap, integral oven with electric hob and extractor over, radiator.

Lean-To

15'07 x 6'07

Door to front, double glazed window and door to rear, power and light, an ideal space for utilities.

Landing

Loft hatch, built in cabinet, doors off.

Bedroom 1

13'01 x 12'02

Double glazed window to front, built in wardrobe, cabinet housing meters, access to loft, radiator.

Bedroom 2

12'02 x 9'02

Double glazed window to side, cupboard housing combination boiler for hot water and heating, radiator.

Bedroom 3

8'08 x 7'05

Double glazed window to rear, radiator.

Bathroom

7'08 x 5'09

Double glazed obscure window to side, pedestal hand wash basin with hot and cold tap, low level WC, panel bath with shower attachment, radiator.

Outside

To the front of the property is a concrete path that leads along the left hand boundary to the properties front door. There is fencing to the left boundary and a hedge to the right. The front garden is laid to lawn with a flower bed bordering the front path. There is a low level brick wall separating the garden from the parking spaces.

The rear garden is a good length and size, facing approximately West so benefits from afternoon and evening sun. There is a patio area accessed from the kitchen and lean to, with a few steps proceeding to the main garden area which is laid to lawn with flower beds following along the left and right boundary, housing a range of mature shrubs and bushes. to the rear of the garden is a further area, separated by a low fence, where an old brick and timber shed is situated. Both the left and right hand boundary are both fenced.

Parking

There is driveway parking to the front of the property.

Tenure

Freehold

Services

Unconfirmed mains drains, water, electric, gas and telephone line.

Council Tax

Band C - Please contact the Isle of Wight County Council for more information.

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.





GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

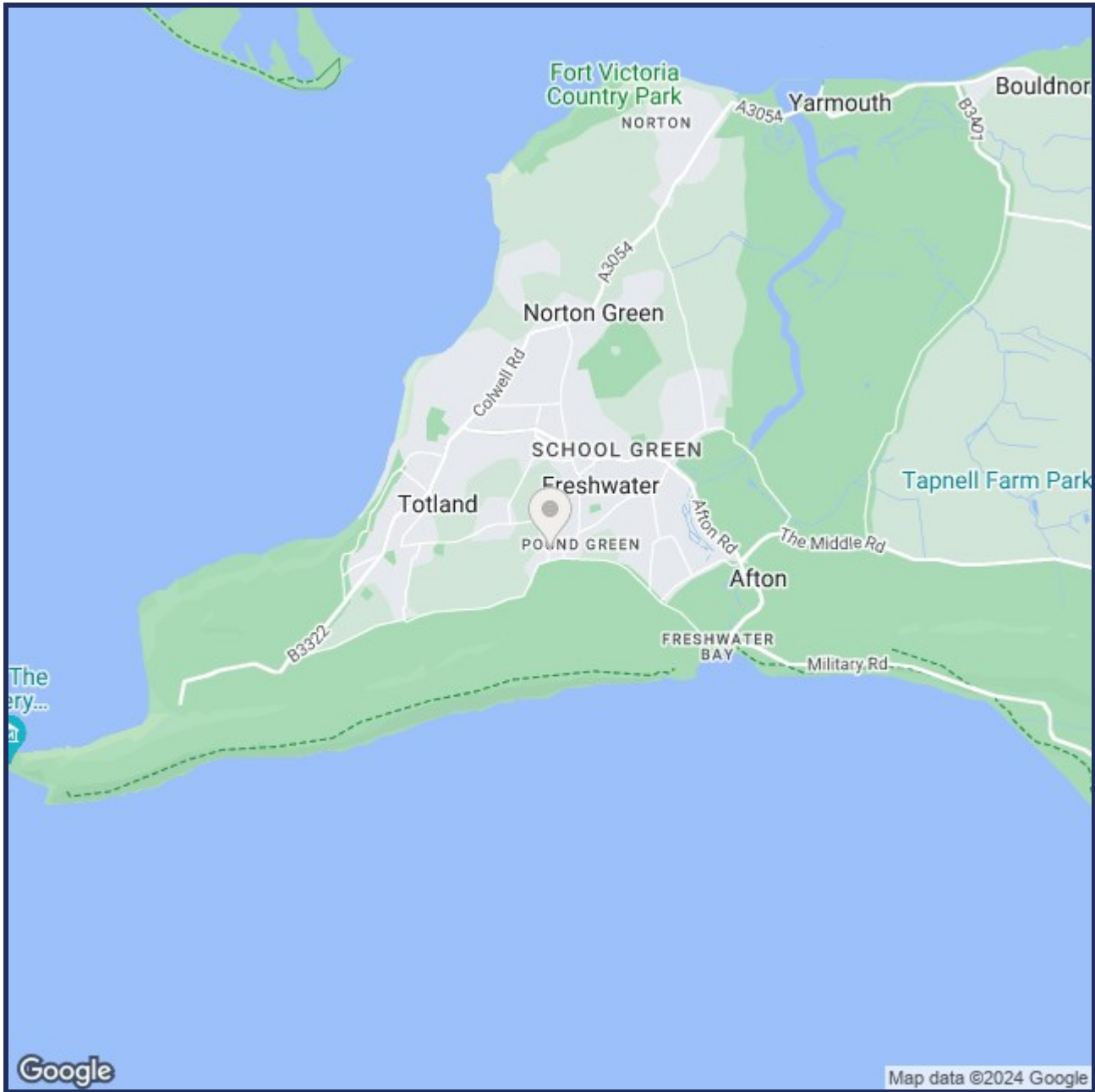


TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.



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