



**Buckleberry Princes Road, Freshwater, Isle of Wight,
PO40 9ED
£340,000**

Council Tax Band: B

Tenure: Freehold



3



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- **THREE BEDROOMS**
- **Walking Distance to Shops**
- **Large Kitchen/Diner**
- **Gas Central Heating & Double Glazing**
- **Character Property**
- **TWO RECEPTION ROOMS**
- **Westerly Facing Rear Garden**
- **Driveway Parking to The Front**

This lovely THREE bedroom semi-detached character property offers spacious accommodation and a sunny rear garden, located a short walk to the shops and facilities of the village of Freshwater. Modern living is offered with a good sized kitchen/diner, TWO RECEPTION ROOMS, gas central heating and double glazing and each room is spacious, light and airy. The rear garden a good size with lawn and private patio area and there is driveway parking to the front of the property. The house will make an ideal family home, or property for someone looking for low maintenance living in a character home.

Princes Road is close to the village centre and shops, whilst also being near to walks towards Colwell Common and the beach of Colwell Bay, making it ideally positioned for accessibility into the village.

Freshwater is a popular village with a warm community and plenty of amenities on offer. There are a range of locally run shops and businesses including a butcher, fishmonger, grocer, vets, dentist and health and leisure centre. There is also a good primary school and transport links to Newport & Yarmouth. Plenty of scenic walks are also available with an abundance of coastal and county paths perfect for dog walkers. Three of the Islands most stunning beaches are also within a 3 mile radius including Colwell Bay, Freshwater Bay and Totland Bay all popular with tourists and locals alike.



Double Glazed Door to:

Entrance Lobby

Doors and stairs off

Lounge

14'4 into bay x 11'1

Double glazed bay window to front, radiator.

Reception Room

11'00 x 11'00

Double glazed window to side, radiator, built in under stairs cupboard, archway through to kitchen.

Kitchen/Diner

19'5 x 10'11

Modern fitted kitchen with wall and floor mounted units and drawers with work surfaces over, space for American style fridge freezer, 'Range' style double oven with 5 ring gas burners and extractor hood over, plumbing for washing machine, radiator, tiled floor, inset one and a half sink unit with mixer tap and double glazed window over, double glazed windows and French doors to rear garden.

Stairs to:

Landing - Radiator, doors off.

Bedroom 1

11'1 x 11'1

Range of built in wardrobes and over bed storage, double glazed window to front, radiator.

Bedroom 2

10'4 x 8'7

Double glazed window to rear, radiator.

Bedroom 3

9'0 x 7'3

Double glazed obscure window to side, radiator.

Bathroom

9'8 x 7'4

Panelled bath with shower screen and electric shower over, hand wash basin with vanity cupboard under, enclosed cistern toilet, double glazed obscure window to side, heated towel ladder, large airing cupboard with shelving and hosing gas central heating boiler for heating and hot water, tiled walls, access to loft.

Outside

To the front of the property is an area laid to lawn with shrubs and bushes. There is a wide side access which is gated and leading to the enclosed and sunny rear garden. The garden faces approximately west, but due to its length benefits from the sun pretty much all day and the patio area is a real sun trap! The rear garden is mainly laid to lawn and has lovely flower beds and borders, enclosed with hedging to one side and fencing to the other. At the rear of the garden is a workshop (12'00 x 11'9/3.66m x 3.58m) with a decked section to the front - ideal to turn into a summerhouse or man cave!

Parking

There is a driveway to the front of the property.

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Services

Unconfirmed mains drainage, mains water, mains electric, mains gas.

Broadband Delivery: Copper ADSL (Wired)

Network Availability: Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 20Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps

Mobile Signal/Coverage: EE, Three, O2, Vodafone.

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

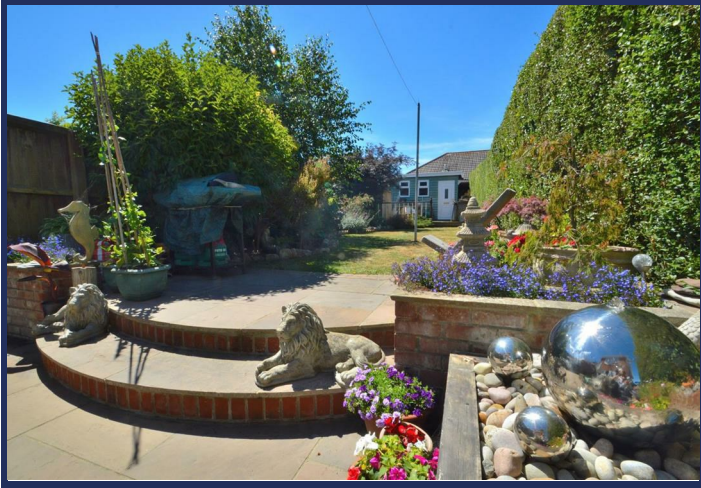
Construction

The property is believed to be of Standard Construction. Further inspection by a qualified surveyor at the buyers appointment is advisable.

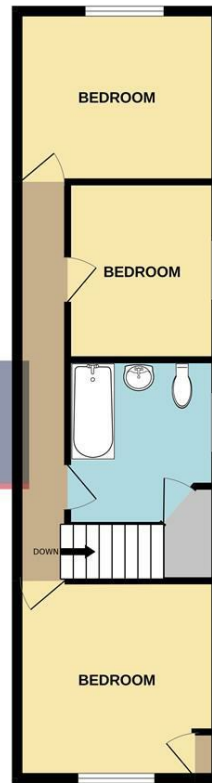
Agents Notes

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
487 sq.ft. (45.2 sq.m.) approx.




1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

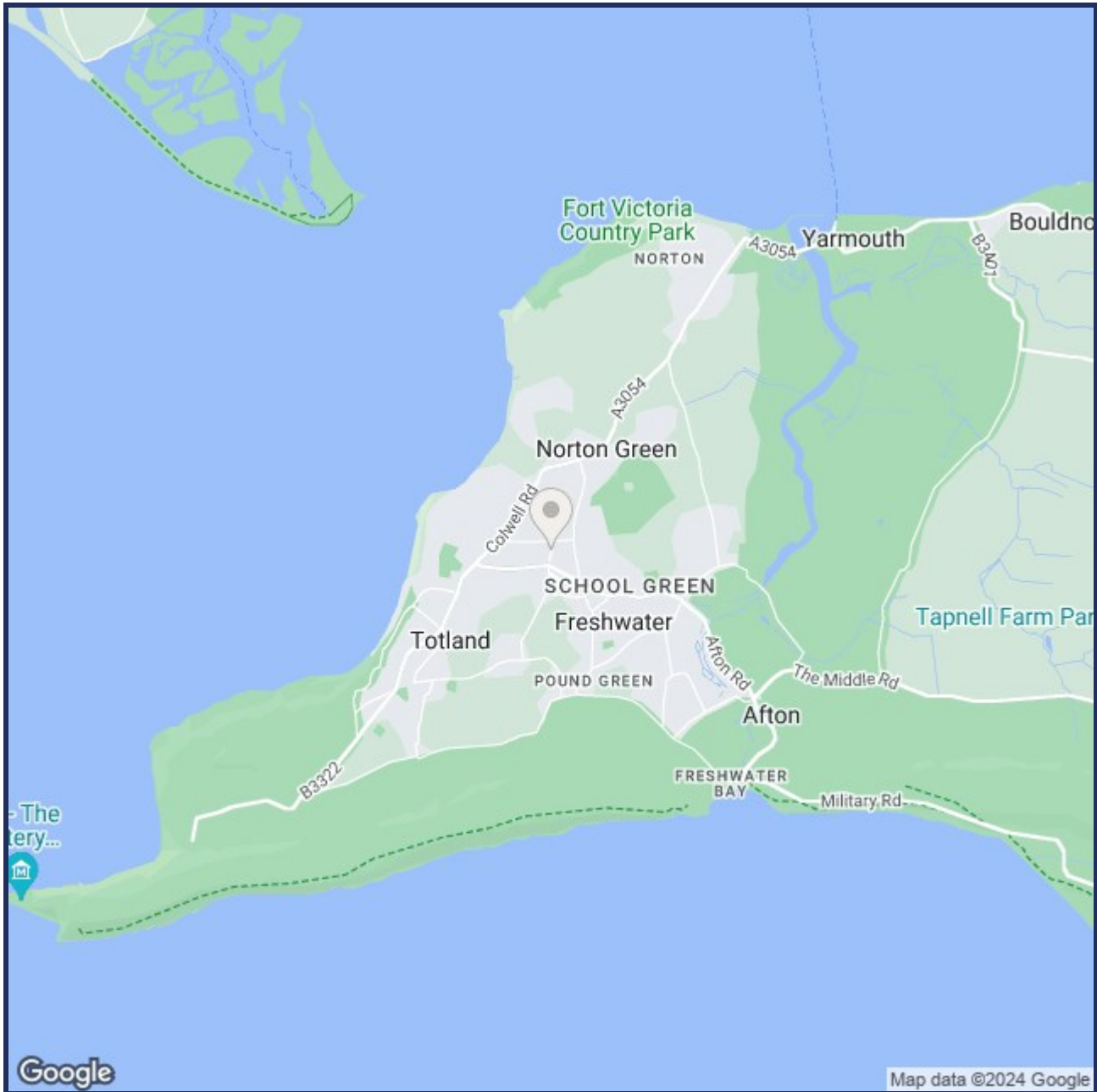
wright
estate agency

TOTAL FLOOR AREA : 968 sq.ft. (89.9 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. 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C	61	
(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 Tomblasons 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.



Tennyson Court, Avenue Road,
Freshwater, Isle of Wight, PO40 9UU



01983 75 44 55



freshwater@wright-iw.co.uk
wright-iw.co.uk