



**Asking Price £335,000**

8 Goldings Way, Freshwater, PO40 9NW



This charming property will make an excellent forever home for it's new owner and whilst we feel the property has been well maintained and is suitably liveable, it does present an exciting opportunity for it's new owner to modernise and redecorate to their own tastes and style. It is well proportioned inside with two good sized bedrooms with a third single bedroom which can double up as a study, the lounge is both spacious and cosy with far reaching views towards Tennyson down and monument. Both the kitchen and bathroom are light and airy with a further good sized conservatory adding additional social space for a dining or sitting room.

Goldings Way is a popular location due to it's quiet aesthetic and street scene yet it's proximity to Freshwater village centre with many residence staying long term. Our particular property also has the benefit of backing onto the Golden Hill Country Park giving the rear aspect both a peaceful and rural feel.

The village of Freshwater has a number of amenities on offer including a multitude of locally run shops and business, such as; butcher, grocer, fishmonger, salons, cafes, pubs, veterinarian, dentist, chemist, library, primary school, a health & leisure centre and much more! There are bus transport links to Totland, the town of Yarmouth (with further ferry links to Lymington) and the Islands capitol Newport. Three of the Island stunning beaches are also within a 3 mile radius of the village, namely Totland Bay, Colwell Bay and Freshwater Bay.

#### Front Door To

##### Lobby

Double glazed window to the front, door to:

##### Lounge

Double glazed ay style window to front, gas fire, doors off, radiator.

16'10 x 16'08

##### Kitchen

Double glazed window to rear, door to conservatory, wall mounted boiler for heating, range of wall and floor mounted units with work surface over, stainless steel sink unit with mixer tap, space for gas cooker, space for dishwasher, space for fridge freezer.

13'11 x 7'0

##### Conservatory

Double glazed, multiple fan lights, double glazed French patio doors to garden, x 2 radiators.

14'10 x 10'11

##### Hall

Access to loft (ladder, light and partially boarded), electric towel rail, doors off.

##### Bathroom

Double glazed obscure window to rear, pedestal and wash basin with hot and cold tap, low level WC, corner shower cubicle with electric shower unit, built in cupboard housing pre lagged copper cylinder with immersion heater, radiator.

9'03 x 5'11 max

##### Bedroom 1

Double glazed window to rear, built in wardrobe, radiator.

13'6 x 9'4

##### Bedroom 2

Double glazed window to front, radiator.

10'7 x 7'0

##### Bedroom 3

Double glazed window to front, radiator.

9'6 x 7'1

##### Garage

Up and over door, power and light, external door to side accessing garden.

16'02 x 8'11

##### External Utility

Door to side accessing garden, work surface, space for washing machine, space for dryer, folding door to: low level WC with obscure double glazed window over.

##### Parking

There is driveway parking for multiple vehicles to the front left hand side of the property.

##### Outside

To the front of the property is a low maintenance garden space mostly laid to lawn with a few low maintenance flower beds, there are two mature bushes flanking the concrete path leading to the front door. there are three steps up to the property. There is gated side access on the left hand side of the property to the garden.

The rear garden is generally level with a couple of steps leading up to the conservatory doors. There is access to both the garage and external utility room built off the back of the garage. A paved path leads up the left side of the garden past a picket fence enclosed veg patch towards the rear boundary. there is a timber shed and green house at the far rear of the garden. The garden is mostly laid to lawn with some patio areas nearer the property, there are a range of mature shrubs, bushes, plants and trees arranged around the garden and a number of flower beds. The left hand boundary is partially fenced utilising the garage as part of the border , the right hand side is part fenced utilising the neighbours garage as part of the border, the rear boundary is made up of hedging. The property backs on to the Golden Hill Country Park.

##### Council Tax

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

##### Tenure & Charges

Freehold

##### Services

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

Broadband Delivery: Copper ADSL (Wired)

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 17Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps / Ultrafast DL 900Mbps UL 900Mbps. (Vendor tested at 80Mbps)

Mobile Signal/Coverage: EE (voice but not data), Three, O2, Vodaphone.


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.



GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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