



£275,000

Helena Queens Road, Freshwater, Isle of Wight, PO40 9EX





Welcome to this charming property located on Queens Road in the picturesque village of Freshwater. This delightful house boasts two bedrooms, making it perfect for a small family or those looking for a cozy space to call home.

As you step inside, you'll be greeted by an immaculate interior that has been lovingly maintained. The property exudes a warm and inviting atmosphere, making it easy to envision yourself relaxing in this lovely space.

One of the highlights of this property is the stunning rear garden. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this beautiful outdoor space. The tranquillity and beauty of the garden make it a true gem of this home.

Convenience is key with off-road parking available for two cars, ensuring you never have to worry about finding a parking spot after a long day. Additionally, being close to schools adds to the appeal of this property, making it an ideal choice for families with young children.

Hallway	
Lounge	14'1" x 9'0"
Kitchen/ Diner	14'0" x 7'10"
Conservatory	8'2" x 7'10"
Cloakroom wc	6'3" x 3'3"
Landing	
Bedroom 1	14'0" x 8'11"
Bedroom 2	14'4" x 7'11"
Bathroom wc	8'0" x 5'6"



Freshwater is a popular West Wight village with a warm and lively community and a thriving village centre with such amenities as a health & leisure centre, primary school, vet, dentist, library, chemist and a good variety of locally run shops and eateries. The village is popular with tourists and is close to our three beautiful beaches namely Freshwater Bay, Totland Bay and Colwell Bay and the wide range of walks on offer such as Tennyson's Trail.

Don't miss out on the opportunity to make this charming house your new home. With its village location, immaculate interior, stunning garden, and convenient amenities, this property has all the makings of a perfect abode. Contact us today to arrange a viewing and take the first step towards making this house your own.

Outside

The front garden is mainly laid to decorative shingle with mature shrubs and plants and overlooks the green with mature trees. To the side of the property is the driveway providing off road parking for two cars. There is also additional decorative shingle and secure gated access to the rear.

The rear garden is lovingly landscaped and well maintained. There is a patio which is perfect for a table and chairs and summer BBQ's. An arch provides access to the lawn area with a large selection of mature trees, shrubs and plants. A lovely summer house, timber sheds, growing areas and additional smaller patio completes this wonderful garden.

Council Tax
Band B

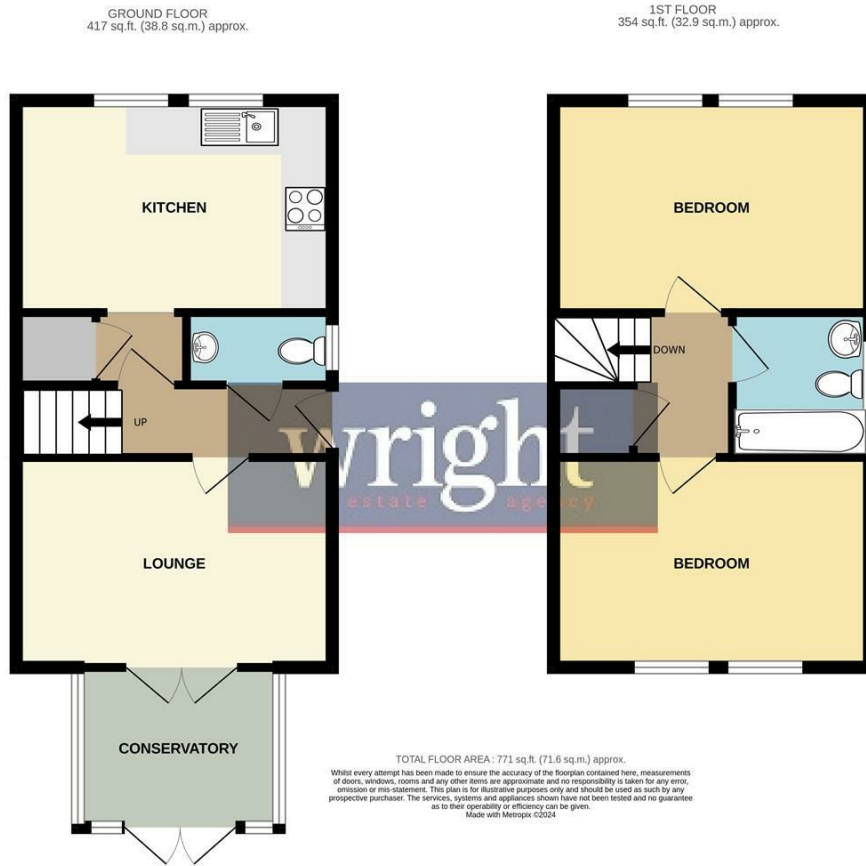
Services

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

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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, Daniells Harrison Surveyors £50, Connells Surveyors £100.

34 York Avenue, East Cowes, Isle of Wight, PO32 6RU
Phone: 01983 281010
Email: eastcowes@wright-iw.co.uk

wright
 estate agency