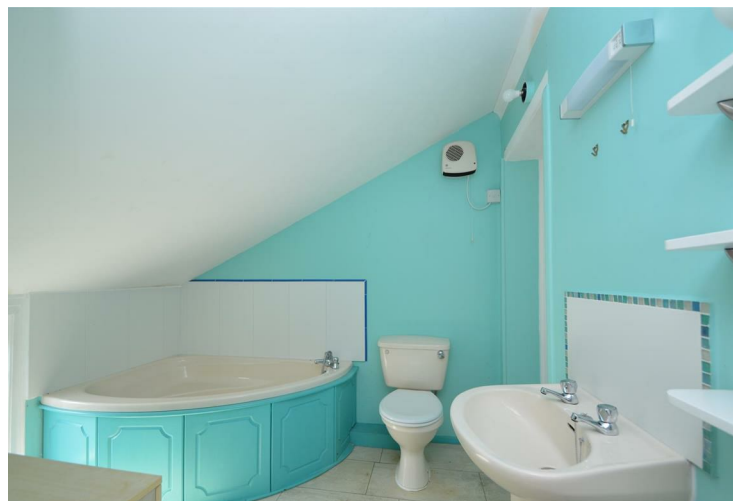




£265,000

65 School Green Road, Freshwater, Isle of Wight, PO40 9AU





Welcome to this charming property located on School Green Road in Freshwater! This delightful house boasts two reception rooms, three bedrooms, and two bathrooms, offering ample space for a growing family.

Although the property is in need of complete modernisation, it presents a fantastic opportunity for you to unleash your creativity and style to transform it into your dream home. The large garden provides a perfect outdoor space for children to play or for hosting summer gatherings with friends and family.

Conveniently, there is parking available for two vehicles with a driveway that can accommodate two cars, ensuring that you and your guests will always have a place to park. The tucked away location offers a sense of privacy and tranquillity, while still being close to schools, making it an ideal setting for a family home.



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.

With its great potential and desirable features, this property has all the makings of a wonderful family residence. Don't miss out on the opportunity to turn this house into a warm and welcoming home for you and your loved ones.



Lounge	12'9" x 10'11"
Dining Room	12'8" x 9'8"
Kitchen	11'1" x 8'5"
Bathroom	6'10" x 5'8"
Cloakroom wc	
Rear Porch	7'7" x 5'10"
Landing	
Bedroom 1	13'7" x 11'0"
Bedroom 2	12'9" x 9'11"
Bedroom 3	14'5" x 8'8"
Bathroom	8'7" x 7'6"

Outside

There is a driveway providing off road parking for several cars. The driveway also gives access to the garden. The gardens require some landscaping but have great potential to be a fantastic space for all the family to enjoy.

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		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	32	
(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.

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