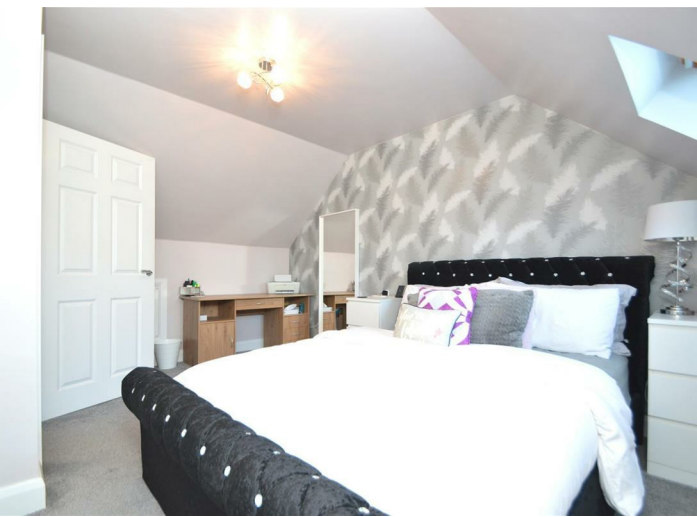




£325,000

13 Old School Close, Freshwater, Isle of Wight, PO40 9FT





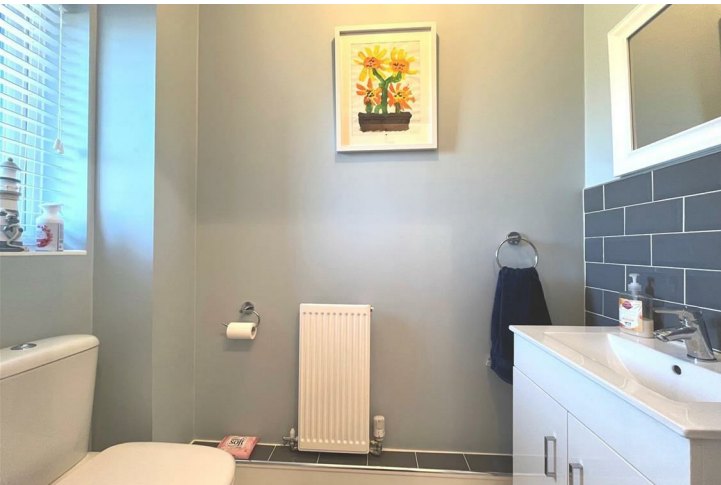
Set in the tranquil and highly sought-after cul-de-sac of Old School Close in Freshwater, this charming semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. The property boasts three generously sized double bedrooms, ensuring ample space for family living or accommodating guests.

With two well-appointed bathrooms, morning routines and family life can proceed with ease and convenience. The heart of the home is a welcoming reception room, perfect for relaxation or entertaining friends and family. Additionally there is a ground floor wc, modern kitchen and beautiful conservatory.

The location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families with children. The good-sized garden offers a delightful outdoor space for children to play or for hosting summer barbecues, while the property also provides parking for two cars, adding to the convenience of everyday living.

This home is not just a property; it is a perfect family haven, combining comfort, space, and a peaceful environment. If you are looking for a place to create lasting memories, this residence in Freshwater is certainly worth considering.

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.



Hallway	
Cloakroom wc	6'3" x 3'4"
Kitchen	14'2" x 7'10"
Lounge	15'7" x 11'3"
Conservatory	13'0" x 11'1"
First Floor- Landing	
Bedroom 1	13'6" x 8'9"
En-Suite	5'7" x 5'3"
Bedroom 2	11'1" x 8'2"
Bathroom wc	7'3" x 6'1"
Second Floor	
Bedroom 3	14'11" x 11'9"

Outside
The rear garden has been beautifully landscaped and provides a fantastic space for all the family to enjoy. There are plenty of seating areas, decorative shingle, BBQ area and mature shrubs

Parking
To the side of the property is the driveway parking for two cars

Council Tax
Band C

Tenure
Freehold

Services
Unconfirmed mains gas, mains electric, mains water, mains sewer.

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		89
(81-91) B		
(69-80) C	78	
(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.

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