

3 Warden Hill Colwell Road Totland Bay, PO39 0AE

£170,000



CHAIN FREE! This well-presented two-bedroom first floor maisonette is set in a prime location in Totland Bay, within walking distance of the beautiful Colwell Bay, Freshwater village, local shops, and scenic countryside walks. The spacious accommodation comprises a fitted kitchen, living room with rural views, two bedrooms, a study, shower room, and a bathroom. Outside, the property benefits from its own private garden, as well as a private entrance and allocated parking for one vehicle. Additional features include gas central heating and double glazing throughout.

CHAIN FREE!!

2 BEDROOMS

PARKING

TOP FLOOR MAISONETTE

PRIVATE GARDEN

WALKING DISTANCE TO COLWELL BEACH

ROOMS

Entrance Hall

Living Room 9' 6" x 8' 3" (2.90m x 2.52m)

Wooden flooring. Log burner. Double glazed window to side aspect. Radiator.

Kitchen 11' 3" x 9' 1" (3.42m x 2.78m)

Laminate flooring. Fitted-kitchen with matching wall base cabinets, sink drainer, gas hob and electric oven. Room for white goods. Double glazed window to side aspect.

Bedroom 1 14' 1" x 8' 6" (4.30m x 2.59m)

Carpet flooring. Fitted-cupboard. Double glazed window to front aspect. Radiator.

Study 9' 6" x 3' 11" (2.90m x 1.20m)

Carpet flooring. Double glazed window to front aspect. Boiler cupboard. Radiator.

Shower room

Laminate flooring. Corner-shower, sink & WC. Heated towel rail.

Bedroom 2 9' 6" x 8' 3" (2.90m x 2.52m)

Carpet flooring. Double glazed window to side aspect. Radiator.

Bathroom

Laminate flooring. Fitted-bath, sink & WC. Double glazed window to front aspect.

▼ 1st Floor



▼ 2nd Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		