



**FLAT 4, 2A ORCHARD CLOSE
FRESHWATER, ISLE OF WIGHT**

**GUIDE PRICE
£170,000**



FLAT 4, 2A ORCHARD CLOSE FRESHWATER, ISLE OF WIGHT, PO40 9BQ

A first floor maisonette that offers two bedrooms, private area of garden and off road parking located in a cul-de-sac on the fringes of Freshwater Village. This purpose built maisonette was thoughtfully designed to maximise the space on offer and consists of a fully fitted kitchen/breakfast room with space for a table and chairs, a pleasant living room, bathroom and two good sized bedrooms. Features include gas central heating double glazed windows throughout, private garden and off road parking

The property is accessible to local footpaths providing access to the village centre shops and amenities together with close-by walks along the Yar Estuary, The Causeway and Afton Nature Reserve. Within a mile of the property is the beach in Freshwater Bay, a couple of miles the family beach at Colwell Bay and the harbour town of Yarmouth with its mainland ferry terminal is within a ten minute drive.

ENTRANCE HALL with two built-in storage cupboards.

LIVING ROOM 14' 4" x 10' 9" (4.37m x 3.28m) A pleasant room with outlook to the front.

KITCHEN/BREAKFAST ROOM 14' 4" x 8' 5" (4.37m x 2.57m) well fitted with a range of wall, base cupboards and drawers with work surface incorporating an inset stainless steel sink and plumbing for washing machine under. Appliances include a built-in electric oven and gas hob with extractor over.

BEDROOM 1 12' 6" x 8' 11" (3.81m x 2.72m) A double bedroom with outlook to the rear.

BEDROOM 2 11' 1" x 6' 1" (3.38m x 1.85m) A generous single bedroom with outlook to the rear.

BATHROOM Fitted with a white suite comprising WC, wash basin and bath with shower over.

OUTSIDE To the front of the property is an open plan communal lawned area and a driveway to the side provides access to the communal car parking area with an allocated parking space. There is an external staircase which gives access to the first floor entrance door with storage area below. There is also a private enclosed area of garden belonging to the flat.

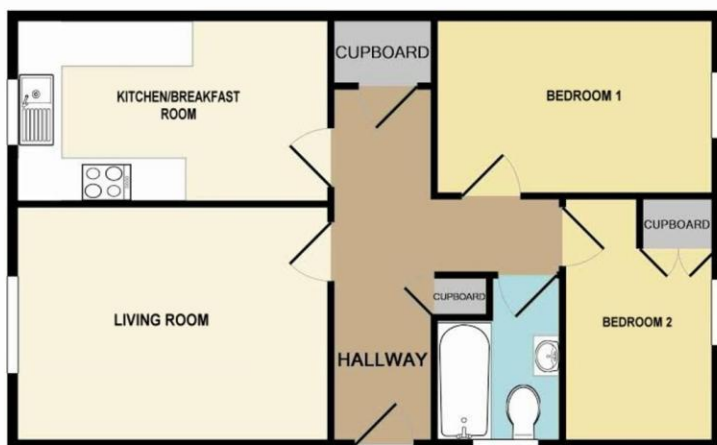
COUNCIL TAX BAND - B

EPC RATING - C

VIEWINGS Strictly by prior appointment with the selling agent Spence Willard.

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.



TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2016