

SPENCE WILLARD



Verona, Princes Road, Freshwater, Isle of Wight

*A good sized three bedroom semi detached Victorian character house in need of some modernisation with parking, good gardens and close to village amenities.*

VIEWING

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Verona offers well balanced accommodation comprising a spacious and welcoming entrance hall, a lounge with bay window to the front, a dining room which leads through to a good sized kitchen to the rear. A useful side porch, which could become a utility area, completes the ground floor space. To the first floor there is a landing with three double bedrooms leading off and a generous family bathroom. The windows and doors are all double glazed and the accommodation is warmed by a gas central heating system. Outside, there is an enclosed garden to the front mainly laid to block paving and providing off road parking. The rear garden enjoys a westerly aspect and partly extends behind the adjoining property and also features another vehicular right of way from Princes Close (under a temporary license from the local authority which will need to be re-agreed with a new owner).

**LOCATION**

Verona is located within easy reach of Freshwater village shops, services and amenities and is also around half a mile of Colwell Common and the popular sandy beach in Colwell Bay. A network of footpaths and bridleways around Freshwater village provide access to miles of walks with some fabulous downland and coastal scenery. There is a mainland ferry connection in the nearby harbour town of Yarmouth over Lymington, where there are train links to through London.

**ENTRANCE HALL**

A welcoming space featuring a double entrance door and stairs leading off.

**LOUNGE**

3.65m x 3.65m max plus bay (11'11" x 11'11" max plus bay)

A well proportioned room with a bay window to the front and exposed floorboards.

**DINING ROOM**

3.65m max x 3.65m (11'11" max x 11'11")

Another good sized space with an outlook to the side.

**KITCHEN**

3.65m x 2.85m (11'11" x 9'4")

A bright double aspect room with built-in storage cupboards and work surfaces, as well a space for a freestanding gas cooker and a washing machine.

**PORCH**

1.90m x 1.40m (6'2" x 4'7")

A useful space with great potential as a utility room if required.

**FIRST FLOOR LANDING**

A spacious area with access to the loft space.

**BEDROOM 1**

3.65m x 3.65m max (11'11" x 11'11" max)

A generous double bedroom with an outlook to the front and featuring built-in corner wardrobes and an attractive original fireplace.

**BEDROOM 2**

3.30m max x 2.80m max (10'9" max x 9'2" max)

Another double bedroom with an outlook to the side and featuring similar built-in corner wardrobes.

**BEDROOM 3**

3.65m x 2.85m (11'11" x 9'4")

A good double bedroom with a recessed built-in storage cupboard and offering an outlook over the rear garden.

**BATHROOM**

3.15m x 1.85m (10'4" x 6'0")

A sizeable facility with a suite comprising bath with an electric shower over, a WC and a vanity wash basin.





#### **OUTSIDE**

The front area of garden offers good parking with a double gated vehicular access onto a block paved driveway with stocked borders adjacent. The good sized rear garden enjoys a westerly aspect, taking advantage of the afternoon and evening sun. The garden is landscaped with lower maintenance in mind and provides several separate paved areas with careful planting featuring a variety of mature plants, trees and shrubs. Other features include a greenhouse and brick garden store. To the rear boundary, there is a useful vehicular access leading off Princes Close and the access is enjoyed with a license issued by the local authority to the present owner. Any new owner would need to apply to the local authority for the same permission themselves should they wish to continue to benefit from this access.

#### **COUNCIL TAX BAND**

C

#### **EPC RATING**

D

#### **TENURE**

Freehold

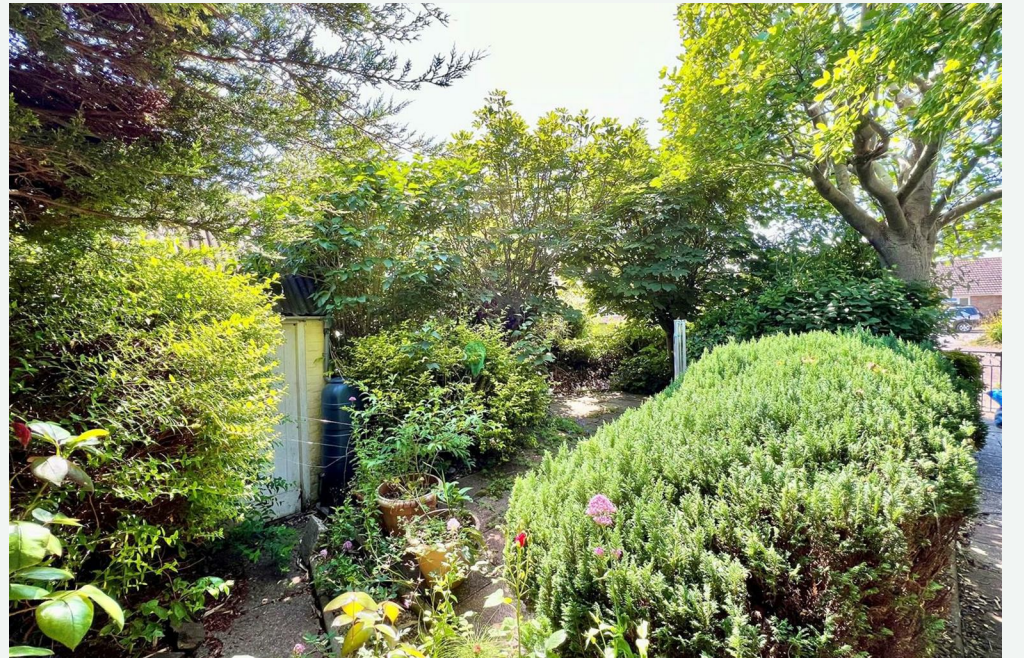
#### **POSTCODE**

PO40 9ED

#### **VIEWING**

Strictly by appointment with the selling agent Spence Willard.





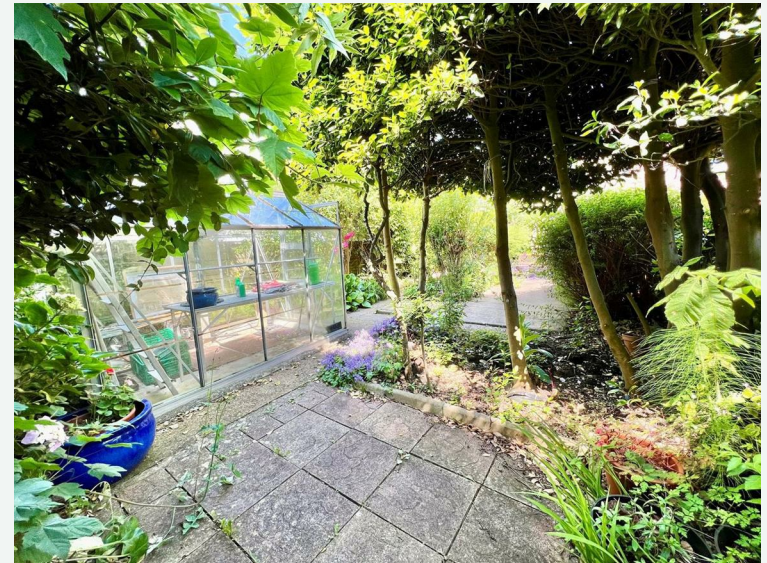
## Verona



GROUND FLOOR

FIRST FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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