

SPENCE WILLARD



13 Jameson Gardens, Totland Bay, Isle of Wight, PO39 0AA

*A chain-free two bedroom semi-detached bungalow extensively modernised and only just completed, located on borders of Totland Bay and Freshwater. Sunroom, Outside office/hobby room and off-road parking included.*

VIEWING

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Extensively modernised over the last few months and offered for sale with no onward chain, this very well presented semi-detached bungalow offers two double bedrooms, a completely new kitchen with integral appliances included, a sunroom with solid roof ideal for use as dining area or seating area, a well proportioned living room and a new family size bath and shower room. The bungalow has had new floor coverings throughout and both the electrical consumer unit and gas boiler have been upgraded too. Outside there is off-road parking for 2-3 vehicles and the old garage has newly fitted double patio doors and a side door for use as a hobby area or office etc. There are gardens to the front and rear.

**LOCATION**

Situated on the borders of Totland and Freshwater, Jameson Gardens is mostly bungalows and the local shops at Freshwater are less than a five minute walk away offering a good range of bespoke shops and branded supermarkets plus a variety of eateries and take-aways. There is also a sports centre with indoor pool, a health centre and a library. The seafronts of Colwell Bay and Totland Bay are also nearby and the nearest ferry to and from mainland UK via Lymington can be found some 5-6 minutes drive away at Yarmouth offering regular crossings all year round for foot and vehicle passengers alike.

**PORCH**

1.850 x 1.222 (6'0" x 4'0")

Accessed from parking area via double glazed door and opening into a useful space with room to hang coats and store shoes etc. window to side and access to main hall via second double glazed door.

**HALL**

A light space with built-in airing cupboard with storage space and newly fitted gas boiler. Doors off to:

## KITCHEN

2.897 x 2.770 (9'6" x 9'1")

Accessed from the hall via a glazed door, this newly fitted kitchen is yet to be used and offers generous work surface space with inset sink and drainer plus an equally good range of floor and wall mounted kitchen units. The new kitchen also includes an electric hob with extractor over, built-in electric double oven/grill, a slimline dishwasher, an integral fridge and freezer plus space and plumbing for a washing machine which is also included in the sale. There is a window to the side and a second internal double glazed door leads into:

## SUN ROOM

3.738 x 2.689 (12'3" x 8'9")

This totally refurbished sunroom is ideal for all year round use with double patio doors to the rear garden. It could be used as a dining room or second sitting room as desired.

## LIVING ROOM

5.405 x 3.733 (17'8" x 12'2")

An unexpectedly sizeable room which is light and airy room with space for dining table as well as three piece suite if desired, window to front overlooking garden.

## BEDROOM ONE

4.089 narrowing to 3.749 x 2.865 (13'4" narrowing to 12'3" x 9'4")

A double bedroom with dual aspect windows to front and side.

## BEDROOM TWO

3.733 x 2.789 (12'2" x 9'1")

A smaller double/twin bedroom with window overlooking rear garden.

## BATH AND SHOWER ROOM

2.732 x 2.418 (8'11" x 7'11")

Offering the best of both worlds, this newly fitted family bath and shower room has a panelled bath, a separate double sized shower unit, a vanity unit with wash hand basin and some storage under and a WC. There is also a heated towel ladder and an obscure window to the rear.

## OUTSIDE

### HOBBY ROOM/OFFICE

Once the old garage, and now re-roofed with double patio doors to the front and a pedestrian door to the side. This space would be ideal as an office or hobby room as desired.





#### **GARDENS**

To the front the garden is mostly laid to lawn with small tree and shrubs with off-road parking for 2-3 cars one side which leads to rear garden and hobby room/office. The rear garden is also mostly laid to lawn with a patio area providing access to and from the sun room. Some outside lighting is also included and the rear garden is bordered by fencing and some tall shrubs and trees,

#### **ADDITIONAL INFORMATION**

The bungalow is also being sold with new floor coverings throughout, new downlighting all through and new windows and doors.

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

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#### **EPC RATING**

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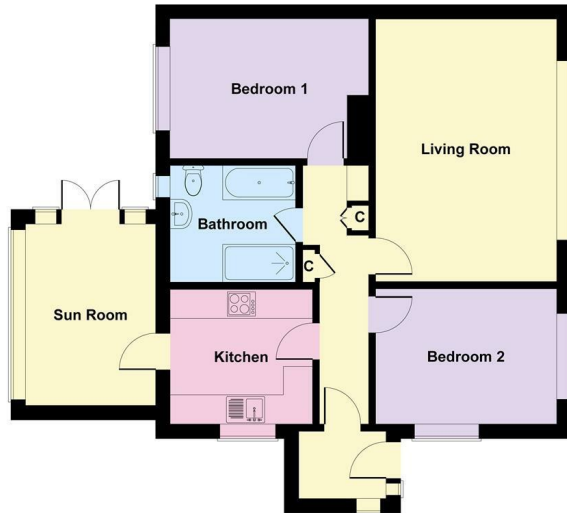
#### **VIEWING**

Strictly by appointment only via Spence Willards Estate Agents in Freshwater





## 13, Jameson Gardens



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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