

SPENCE WILLARD



2 Richmond Meade, Freshwater, Isle of Wight, PO40 9EB

A recently modernised two bedroomed semi-detached house located in the heart of Freshwater Village with off-road parking, located down a private cul-de-sac.

VIEWING

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A deceptively spacious semi-detached two bedroom home towards the end of a private cul-de-sac within a couple of minutes stroll to centre of village shops. There is off-road parking to the front with gardens to three sides. The accommodation briefly comprises a double glazed side porch/small conservatory, a generous dining room and living room with feature log-burning stove, a kitchen, and a rear porch/utility are with access to rear gardens. Moving upstairs, there are two bedrooms and a shower room. The current owner has carried out a number of improvements in recent times not least the installation of a new gas central heating system including boiler and radiators, the addition of a multi-fuel burning stove and having electrics upgraded etc.

LOCATION

Richmond Meade is an unmade cul-de-sac with just a few houses and is very close to the centre of Freshwater Village shops and amenities. There is a good mix of local shops and eateries plus a sports centre with indoor pool, a health centre and a library. The seafronts at Colwell Bay, Totland Bay and Freshwater Bay are all within walking distance or a really short drive if preferred. The nearest ferry to and from the mainland via Lymington, is located in nearby Yarmouth some 5-6 minutes drive away and offers regular trips to and from the Island via Lymington and the New Forest.

ENTRANCE PORCH/SIDE CONSERVATORY

2.303 x 1.938 (7'6" x 6'4")

Double glazed with windows to three sides and door with internal door into main hall.

HALL

Stairs to first floor with storage cupboard. Access to the rest of ground floor accommodation.

CLOAKROOM

with WC, wash hand basin and housing recently installed gas central heating boiler

LIVING /DINING ROOM

6.234 x 4.260 narrowing 3.251 (20'5" x 13'11" narrowing 10'7")

A great space for a family to enjoy with windows to rear and front plus a feature multi-fuel burning stove.

KITCHEN

3.193 x 2.756 (10'5" x 9'0")

Dual aspect windows and offering a range of floor standing kitchen units with worksurfaces over with inset sink and drainer. There is space for a freestanding cooker and plumbing for washing machine. Tiled floor with door into:

REAR GARDEN ROOM/UTILITY

2.652 max x 2.508 (8'8" max x 8'2")

A useful space with access to rear garden. Could be utilised as a utility if desired.

FIRST FLOOR LANDING

A galleried landing with stairs to and from ground floor. Window to front aspect and internal doors to:

BEDROOM ONE

4.260 x 3.005 (13'11" x 9'10")

A double room with window to front with far reaching views across rooftops to surrounding countryside

BEDROOM TWO

3.250 x 2.984 (10'7" x 9'9")

A small double with window to rear plus built in storage.

SHOWER ROOM

2.746 x 2.017 (9'0" x 6'7")

Dual aspect windows and comprising a corner shower, WC and wash hand basin

OUTSIDE

There is off road parking for two vehicles to the front plus a mature garden with some planted shrubs and trees. Gated access down one side leads to side and rear gardens which include a wood built summerhouse and patio area and access to a brick/concrete shed to the rear of the house. The gardens are a combination of some planted areas with shrubs and small trees and is enclosed by wood fencing.





TENURE

Freehold

COUNCIL TAX BAND

C

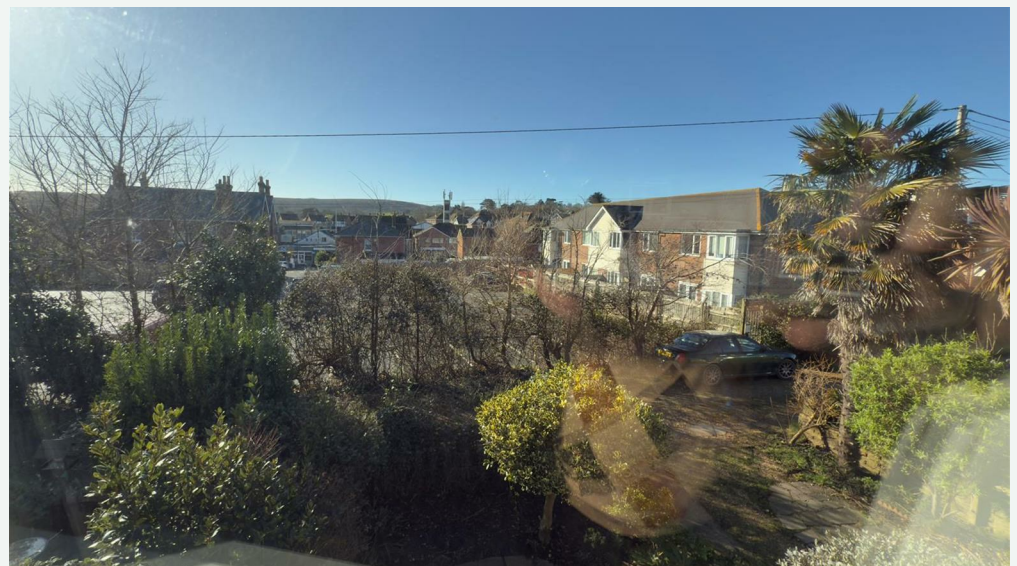
EPC RATING

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VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater.





2 Richmond Meade



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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