

SPENCE WILLARD



Wyoming, Upper Princes Road, Freshwater, Isle of Wight

A comfortable three bedroom Victorian semi detached family home situated in a convenient location close to the Village centre amenities with a good rear garden.

VIEWING

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This well-maintained property offers two spacious reception rooms on the ground floor, one of which benefits from a bay window, along with a modern, well-equipped kitchen, a convenient shower room, and a practical utility cupboard. Upstairs, there are three generously sized bedrooms, two featuring built-in storage, and a family bathroom. The home is heated via a gas central heating system and benefits from double glazing throughout. Externally, there are lawned gardens to both the front and rear, with gated side access for added convenience and the rear garden enjoys a sunny westerly aspect.

LOCATION

Wyoming is conveniently situated close to the shops, services, and amenities of Freshwater village. It is also just half a mile from Colwell Common and the popular sandy beach at Colwell Bay. A network of footpaths and bridleways around the village offers access to miles of scenic walks, featuring stunning downland and coastal views. The nearby harbour town of Yarmouth provides a ferry connection to Lymington on the mainland, where onward train services to London are available.

ENTRANCE HALL

with stairs leading off.

DINING ROOM

12'5" x 12'3" max

A good sized space with an outlook to the side and providing access to both the sitting room and kitchen.

SITTING ROOM

12'5" x 12'1" plus bay

A comfortable reception room featuring a bay window to the front.

KITCHEN

12'5" x 8'4"

Well fitted with a range of modern cupboards, drawers and work surfaces together with a sink unit and space for fridge/freezer and a freestanding cooker with cooker hood over.

REAR LOBBY

with access to the rear garden and featuring a built-in cupboard housing plumbing for a washing machine.

SHOWER ROOM

A useful facility comprising WC, wash basin and a shower cubicle.

FIRST FLOOR LANDING**BEDROOM 1**

12'5" x 12'3" max

A good double bedroom featuring an original stye decorative fireplace and a recessed cupboard to one side. the outlook to the front offers a distant view to Afton Down.

BEDROOM 2

12'5" x 8'4"

Another good double bedroom with an outlook over the rear garden.

BEDROOM 3

Another good bedroom with built-in cupboard housing the gas central heating boiler.

BATHROOM

A smart clean facility with suite comprising WC, vanity wash basin and a bath with a shower tap attachment over.

OUTSIDE

There is a small area of front garden with aside pathway providing access to the main entrance door. A gated side access leads through to the rear. The rear garden enjoys a sunny westerly aspect and is enclosed by established hedging and mainly laid to lawn with a timber garden shed.

COUNCIL TAX BAND

C

EPC RATING

C

TENURE

Freehold

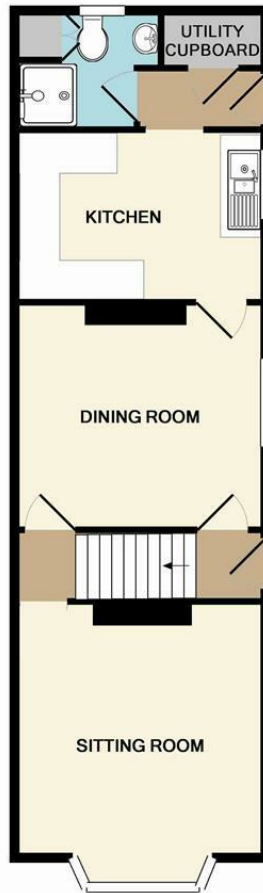
POSTCODE

PO40 9EE

VIEWING

Strictly by appointment with the selling agent Spence Willard.





GROUND FLOOR



1ST FLOOR

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