

SPENCE WILLARD



37 Lanes End, Totland Bay, Isle of Wight, PO39 0AL

*A well presented one bedroom house, with off road parking and private garden.
Refurbished throughout in recent times and chain free sale.*

VIEWING

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This end of terrace house offers comfortable accommodation with a light and contemporary finish. Refurbished throughout in recent times, and comprising a porch, a lounge/diner, a modern kitchen with some integrated appliances, a double bedroom with built-in storage and a bathroom. Moving outside there is a private front garden enclosed by picket style fencing with gate to pathway. The property also benefits from having allocated parking to the rear. Ideal for first time buyer or buy-to-let investor as desired, this quaint two storey house is offered for sale with no onward chain.

LOCATION

Located just a 5-10 minute walk away from the seafront at Totland Bay with numerous local coastal and countryside walks., This small coastal development towards the end of Granville Road, offers access to the beach and Turf Walk and the village shops are also within a few hundred yards. Freshwater village centre with its range of shops, services and amenities is within a mile and the harbour town of Yarmouth with its mainland ferry terminal is within a ten minute drive offering regular sailings to and from mainland UK via Lymington.

PORCH

Double glazed door to outside and internal door into:

LOUNGE/DINING ROOM

13'11" x 11'11"

Space for table and chairs and seating. Stairs to first floor with some understairs open storage. Glazed door to private garden with window to the side. Arch to:

KITCHEN

13'11" x 5'1"

Modern kitchen fitted in more recent times and providing a good range of floor and wall mounted kitchen units with ample worksurfaces and inset sink and drainer. There is an inset electric hob unit with cooker hood over and oven and grill under. The kitchen further benefits from having an integrated fridge and freezer. There is also space and plumbing for a washing machine. Window to front.

FIRST FLOOR LANDING

Stairs to and from first floor, a built in storage cupboard with Gas Combination Boiler installed and doors off to:

BEDROOM

10'3" x 10'7"

A double room with dual aspect windows and a built-in storage area/hanging space.

BATHROOM

6'8" x 5'11"

Finished in white, the bathroom suite has a part curved bath with shower over, a wash hand basin and a WC. There is an obscure window to the front.

OUTSIDE

The property further benefits from having its own garden which is mostly laid to lawn with patio area and enclosed by picket style fencing.

TENURE

FREEHOLD

COUNCIL TAX BAND

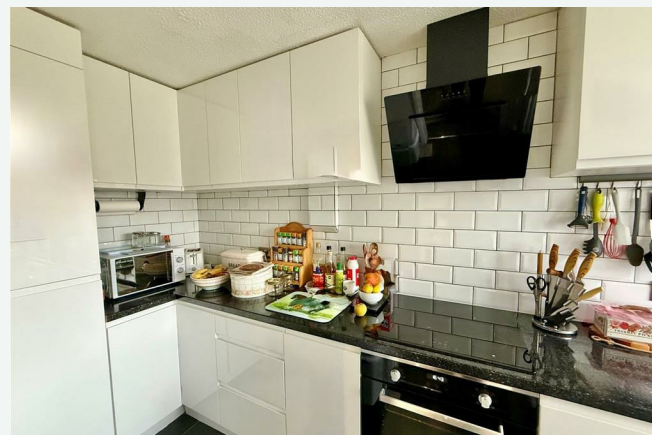
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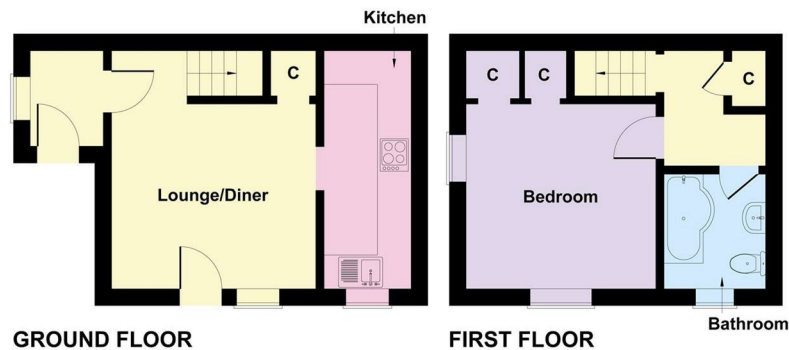
VIEWING

Strictly by appointment only via Spence Willard Estate Agents in Freshwater





37 Lanes End



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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