



Elm View Church Road, Havenstreet, PO33 4DW

£260,000

A rare opportunity to purchase a property in the highly sought after village of Havenstreet. This beautiful semi detached home has plenty of character and charm. The accommodation on the ground floor comprises a hallway, lounge, separate dining room, country style kitchen and conservatory. On the first floor there are three generous bedrooms and a family bathroom. The property also benefits from double glazing and gas central heating, but still retains some original feature fireplaces. The large rear garden and off road parking compliment the property, which also has it's own "private pub"! (see Outside details) Viewing is highly recommended.

Entrance hall leads to

Lounge

Stripped wood floors, television point, radiator. Front aspect double glazed wood framed windows.

Dining Room

Side aspect double glazed wood framed window. Radiator. Feature fireplace. Telephone point.

Kitchen

Range of wall and base units. Space for range style gas and electric oven. Space for fridge/freezer. Space for under counter freezer. Plumbing and space for dishwasher. Stainless steel bowl and a half sink with drainer. Door leading to front garden patio and conservatory.

Conservatory

Half walled and half glazed conservatory with double glazed uPVC door to rear garden. Plumbing for washing machine.

Stairs leading to first floor

Landing

Doors leading to all bedrooms and family bathroom.

Master Bedroom

Double glazed wood framed window to front aspect. Feature fireplace. Radiator. Storage cupboard.

Bedroom Two

Radiator. Double glazed wood framed window to dual front and rear aspect. Built in double storage wardrobe.

Bedroom Three

Double glazed wood framed window to side aspect. Radiator.

Bathroom

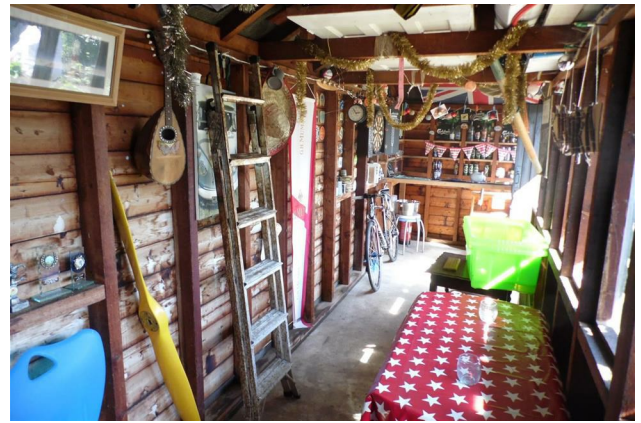
White bathroom suite. Bath with shower over from mains water supply. Hand wash basin. Low level WC.

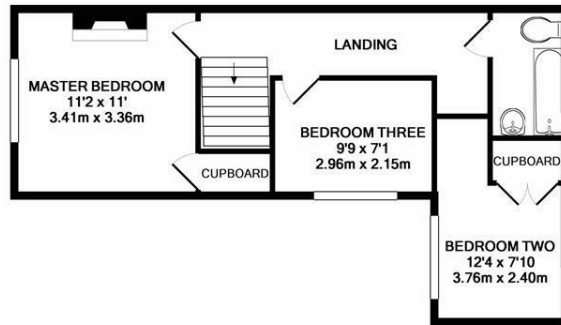
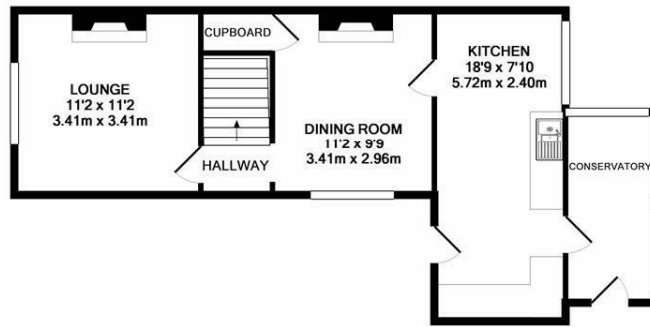
Outside

Rear garden laid to lawn with mature shrubs. Sectioned into areas for potting and planting. Potting/tool shed. Front outside areas include sun patio, off road parking and mature shrubs and trees.

Pub

At the bottom of the garden is a good sized wooden outbuilding converted to an old style country pub by the current vendor. With seating and bar area it would make a perfect place to entertain guests.





TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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