

# SPENCE WILLARD



1 Grove Place, Yarmouth, Isle of Wight

# *A unique opportunity to acquire this exceptionally well located 4 bedroom Grade II Listed, semi-detached house with masses of period character and a good-sized west facing garden*

## VIEWING

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Available to the market for the first time in several decades, 1 Grove Place offers a new owner a significant opportunity to put their stamp on this characterful semi-detached house which is located in a prime position within Yarmouth's Conservation Area.

This attractive property is located just metres from the Yacht Club and a range of amenities in the centre of Yarmouth, with two mainland ferry companies sailing to Lymington. The house would now benefit from modernisation throughout and delivers spacious accommodation over three levels. The ground floor comprises of a sitting room, dining room, kitchen and shower room with access out into the rear garden. There are two bedrooms on the first floor, the main bedroom is a large double bedroom with built in cupboards with a good view over South Street. A further two bedrooms on the top floor both bedrooms have eaves storage. The upper floors offer a wonderful aspect across South Street and the garden to the rear.

South Street is a sought-after street close to the centre of the historic harbourside town of Yarmouth. The ferry terminal is a short walk from the property and access to the coastal footpath is also just a few minutes' walk from the property - giving access to over 70 miles of coastline. There is residents parking on South Street and on the adjoining Ommanney Road and High Street.

1 Grove Place has an abundance of character throughout and with good sized rooms. To the rear of the property there is an excellent garden space which is enclosed with wall and fencing. There is an outbuilding at the western end of the plot - an ideal gardening shed.

Tenure Freehold

Services All mains services are connected to the property

EPC Rating D

Council Tax Band D

Postcode PO41 0QD

Viewings All viewings will be strictly by prior arrangement with Spence Willard

### PLEASE NOTE

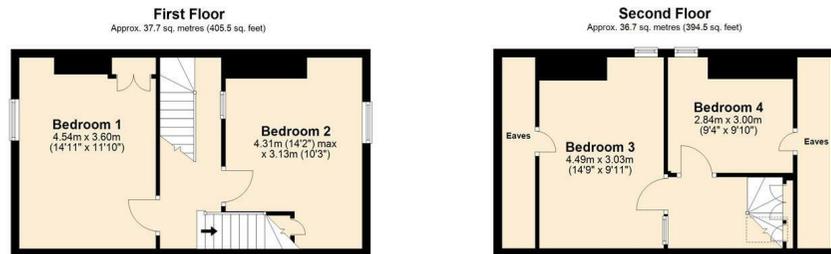
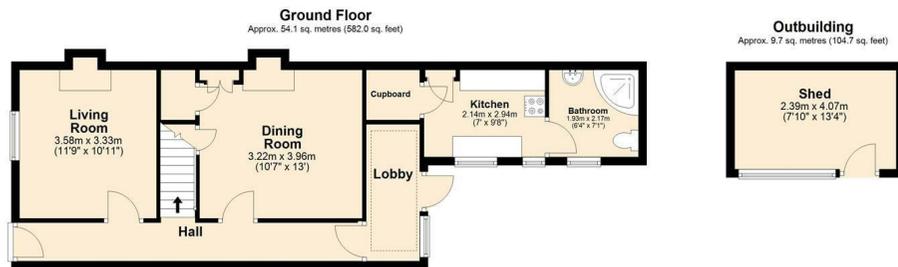
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Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

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Total area: approx. 138.1 sq. metres (1486.7 sq. feet)

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1 Grove Place, South Street, Yarmouth



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