

SPENCE WILLARD



3 Locksley Mews, Yarmouth, Isle of Wight

A well presented two bedroom detached house with parking & garaging all within a good sized plot with a west facing enclosed garden - all just a short walk from the centre of Yarmouth.

VIEWING

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No 3 Locksley Mews is available to the market for the first time in over 2 decades. Located in a sought-after part of this historic harbourside town with double glazing, a garage and parking space - rarely available in the town. The property comprises of two bedrooms, plenty of storage, a large open planning sitting room/dining room with the benefit of a large hallway/utility area.

Situated just a few minutes' walk from the shops and amenities, sailing clubs, the ferry link to the mainland and bus services this makes for an ideal holiday cottage, investment or main home.

Double Glazed Front Door To: hallway with west facing window

KITCHEN/DINER/SITTING ROOM Triple aspect with the east, north and west. Modern kitchen units comprising inset sink unit, cupboards and drawer units with matching wall mounted units. Fitted hob, and oven. Gas Combi boiler for hot water and heating to radiators. Double glazed patio doors to the garden.

BEDROOM 1
East facing. Double bedroom with wardrobe.

BEDROOM 2
East facing. Double bedroom with wardrobe.

BATHROOM
Suite comprising panelled shaped bath with mixer tap and thermostatic shower attachment. W/C and wash basin. Heated towel rail and extractor fan.

GARDENS
The front gardens are lawned with bushes and shrubs. The rear garden is fenced with hard terraces, bushes, a summerhouse and side access path leading directly to designated car parking space and garage area.

GARAGE
There is a garage just to the side of the house and a parking space opposite

NOTE: An annual payment of £55 is paid for access to garage/ rear parking - subject to verification.

SERVICES

Gas, electric, telephone, mains water and drainage.

COUNCIL TAX Band D.

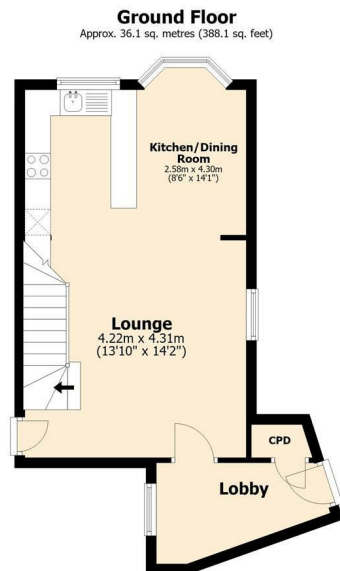
EPC RATING C

TENURE Freehold

POSTCODE PO41 ORD

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agent.

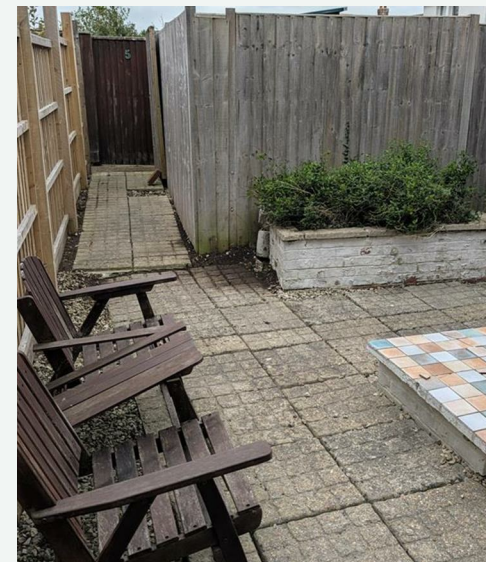




Total area: approx. 66.9 sq. metres (720.6 sq. feet)

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3 Locksley Mews, Tennyson Close, Yarmouth



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