



Buckleberry, Princes Road, Freshwater, Isle of Wight, PO40 9ED

£345,000

This lovely THREE bedroom semi-detached character property offers spacious accommodation and a sunny rear garden, located a short walk to the shops and facilities of the village of Freshwater. Modern living is offered with a good sized kitchen/diner, TWO RECEPTION ROOMS, gas central heating and double glazing and each room is spacious, light and airy. The rear garden a good size with lawn and private patio area and there is driveway parking to the front of the property. The house will make an ideal family home, or property for someone looking for low maintenance living in a character home. Please call Freshwater office today to arrange your viewing on 01983 754 455.

Accommodation

Double Glazed Door to:

Entrance Lobby

Doors and stairs off

Lounge

14'4 into bay x 11'1 (4.37m into bay x 3.38m)

Double glazed bay window to front, radiator.

Reception Room

11'00 x 11'00 (3.35m x 3.35m)

Double glazed window to side, radiator, built in under stairs cupboard, archway through to kitchen.

Kitchen/Diner

19'5 x 10'11 (5.92m x 3.33m)

Modern fitted kitchen with wall and floor mounted units and drawers with work surfaces over, space for American style fridge freezer, 'Range' style double oven with 5 ring gas burners and extractor hood over, plumbing for washing machine, radiator, tiled floor, inset one and a half sink unit with mixer tap and double glazed window over, double glazed windows and French doors to rear garden.

Stairs to:

Landing - Radiator, doors off.

Bedroom 1

11'1 x 11'1 (3.38m x 3.38m)

Range of built in wardrobes and over bed storage, double glazed window to front, radiator.

Bedroom 2

10'4 x 8'7 (3.15m x 2.62m)

Double glazed window to rear, radiator.

Bedroom 3

9'0 x 7'3 (2.74m x 2.21m)

Double glazed obscure window to side, radiator.

Bathroom

9'8 x 7'4 (2.95m x 2.24m)

Panelled bath with shower screen and electric shower over, hand wash basin with vanity cupboard under, enclosed cistern toilet, double glazed obscure window to side, heated towel ladder, large airing cupboard with shelving and hosing gas central heating boiler for heating and hot water, tiled walls, access to loft.

Outside

To the front of the property is an area laid to lawn with shrubs and bushes. There is a wide side access which is gated and leading to the enclosed and sunny rear garden. The garden faces approximately west, but due to its length benefits from the sun pretty much all day and the patio area is a real sun trap! The rear garden is mainly laid to lawn and has lovely flower beds and borders, enclosed with hedging to one side and fencing to the other. At the rear of the garden is a workshop (12'00 x 11'9/3.66m x 3.58m) with a decked section to the front - ideal to turn into a summerhouse or man cave!

Parking

There is a driveway to the front of the property.

Services

Unconfirmed gas, electric, telephone, water and mains drainage

Tenure

Freehold

Council Tax

Band B

Agents Notes

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.







GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



Tennyson Court, Avenue Road, Freshwater, Isle of Wight, PO40 9UU
Phone: 01983 754455
Email: freshwater@wright-iw.co.uk