

**spence
willard**

**1 Western Cottages,
High Street, Freshwater, Isle of Wight, PO40 9JX**



Price £169,500

A delightful two bedroom semi-detached Victorian cottage set in beautifully maintained cottage style gardens and conveniently situated around 100 yards walk of the village centre. As well as its lovely gardens, the property offers gas central heating, double glazing and off road parking.

The accommodation has been extended from the original to provide a comfortable home and comprises two reception rooms, kitchen, sun room and bathroom to the ground floor with two bedrooms to the first floor. As previously mentioned the gardens are a particular feature of the property with a range of outbuildings and a pleasant westerly aspect to the rear making sure they take full advantage of the afternoon sun.

SITTING ROOM 11' 6" x 10' 11" (3.527m x 3.351m) A pleasant room with window and entrance door to the front.

DINING ROOM 10' 0" x 9' 6" (3.063m x 2.904m) with stairs off to the first floor and understairs storage cupboard.

KITCHEN 11' 8" x 6' 11" (3.560m x 2.115m) Fitted with a range of wall and base cupboards and drawers with roll top work surfaces incorporating an inset stainless steel sink. Electric cooker point, plumbing for washing machine and cupboard housing a 'Vaillant' gas fired boiler for the central and hot water. Window to the rear and window and door to:

SUN ROOM 20' 4" x 6' 9" (6.218m x 2.062m) A spacious sun room with tiled floor and windows to three sides and doors to the front and rear.

BATHROOM Fitted with a white suite comprising WC, wash basin, shower cubicle and a short bath with built-in seat. Tiled walls and floor and window to the side.

FIRST FLOOR Small landing area

BEDROOM 1 10' 2" x 9' 5" (3.116m x 2.889m) A double bedroom with window to the rear and a built-in wardrobe cupboard.

BEDROOM 2 10' 1" max x 10' 11" max L'shaped (3.092m x 3.349m) Another good bedroom with window to the front and built-in wardrobe cupboard.

OUTSIDE There are good gardens to the front side and rear of the property which are enclosed by a mixture of fencing and brick garden walling. To the front there is a gravelled parking area for one car and a lovely enclosed front garden laid to lawn with well stocked flower/shrub beds and borders. There is a pathway to the front entrance and a gated side access leading to the side and rear gardens.

The sunny side and rear gardens offer a south and westerly aspect and have been beautifully landscaped and maintained to form a truly cottage style garden. There is a mixture of lawned areas, patios and flower beds/borders which are well stocked with an abundance of established plants, trees and shrubs. Other feature include a variety of outbuildings including a brick built **WORKSHOP** 12' 6" x 6' 0" (3.835m x 1.837m), a timber **STUDIO** 11' 3" x 9' 3" (3.430m x 2.829m) and a **SUMMERHOUSE** 9' 8" x 6' 9" (2.965m x 2.069m).

COUNCIL TAX BAND - B

EPC RATING - E

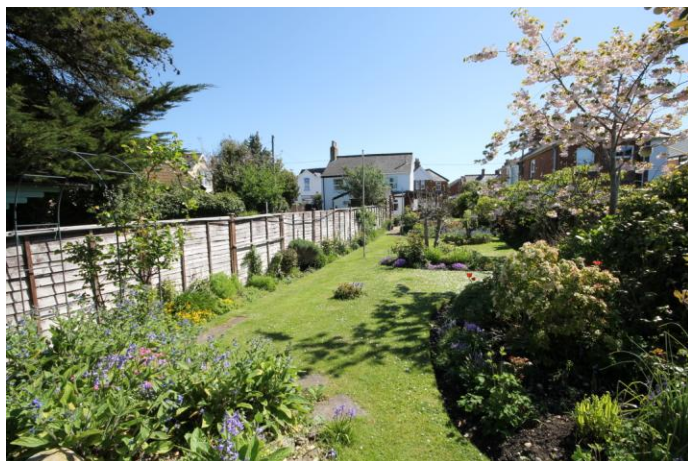
VIEWING Strictly by appointment with the sole selling agent Spence Willard.

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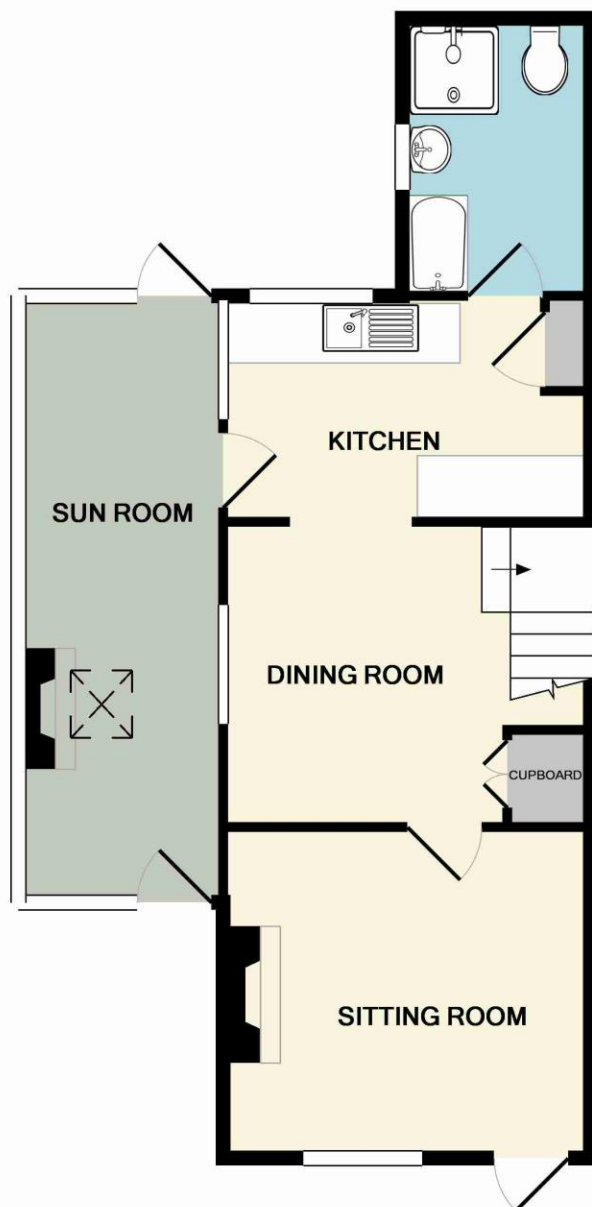
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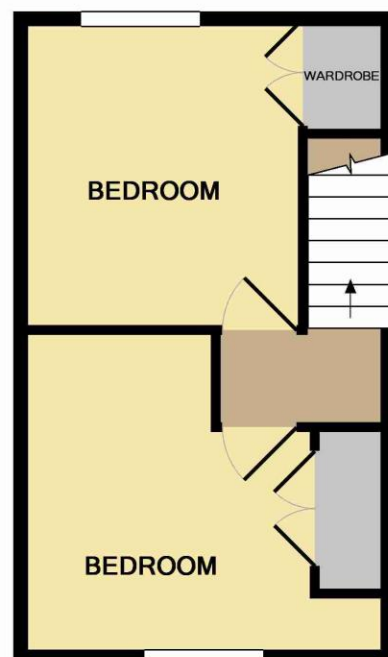
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Yarmouth Office: The Square, Yarmouth, Isle of Wight PO41 0NP Tel: 01983 761005



GROUND FLOOR



1ST FLOOR

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