



2 ASHLEY COTTAGES
FRESHWATER, ISLE OF WIGHT

GUIDE PRICE
£147,500

spence
willard

2 ASHLEY COTTAGES QUEENS ROAD, FRESHWATER, ISLE OF WIGHT, PO40 9EZ

An attractive, Victorian semi detached cottage in need of general upgrading and modernisation which offers the potential to be a great investment opportunity or comfortable family home. The accommodation comprises of a living room with open fireplace, kitchen/diner and family bathroom to the ground floor and two double bedrooms to the first floor. Features include gas central heating and easy maintenance front and rear gardens.

The property is conveniently located close to the centre of Freshwater village with it's health centre, swimming pool, shops and amenities. There is also a network of footpaths and bridleways close by giving access to miles of surrounding downland and coastal walks from where some of the Island's most stunning scenery can be enjoyed. Also, within a mile, is the beach and SSSI protected Afton Nature Reserve in Freshwater Bay and the historic harbour town of Yarmouth with its mainland ferry terminal is within a ten minute drive.

ENTRANCE PORCH Part glazed door to:

LIVING ROOM 13' 0" x 11' 3" (3.96m x 3.43m) With a feature brick fireplace with tiled hearth, window out to the front and archway through to:

KITCHEN/DINING ROOM 13' 0" x 11' 6" (3.96m x 3.51m) A bright room with a range of wall mounted and floor standing cupboards with work surfaces and stainless steel sink unit, plumbing for washing machine and space for cooker and fridge freezer. Window out to the rear garden and stairs off to the first floor, opening through to:

REAR LOBBY With door out to the rear garden and door through to:

BATHROOM With white suite comprising of panelled bath with shower over, pedestal wash basin, WC and fully tiled walls.

FIRST FLOOR

BEDROOM 1 13' 0" x 11' 6" (3.96m x 3.51m) A double room with window out to the front.

BEDROOM 2 Another double room with window overlooking the rear garden, cupboard housing 'Worcester' gas boiler for the central heating and hot water and there is access to the loft space.

OUTSIDE The front garden is laid to paving, stocked with shrubs in beds and is enclosed by short walling.

The rear garden is enclosed by fencing and walling and has a mixture of lawn, patio and gravel areas throughout, there is a Bay tree and a range of plants and shrubs within borders. The owner of 2 Ashley Cottages has pedestrian right of access over 1 Ashley Cottages to their rear garden through a gate.

COUNCIL TAX BAND B

EPC RATING D

VIEWINGS All viewings are strictly by prior appointment with the sole selling agent Spence Willard.

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