



65 Edinburgh Road, Freshwater, Isle of Wight, PO40 9DL

Offers In The Region Of £339,950

If you're looking for a home that is incredibly spacious and can offer you TWO RECEPTION ROOMS, THREE BATHROOMS, PARKING & GARDEN then this beautifully presented semi detached 4 BEDROOM house might just be the one for you! Having been lovingly updated by its current owners there is little to nothing that needs to be done in order to make this house your home. The accommodation is spacious and roomy and each room has a lovely light and airy feel. The garden is manageable with vegetable patches and a shed, perfect for those with green fingers! And the location is ideal - Edinburgh Road being set near the outskirts of Freshwater village is in a nice quiet position and is only approximately 0.5 miles from the amenities of the village centre. The property also benefits from having gas central heating, double glazing, recently refurbished kitchen and En-suite, rear garden laid to lawn with vegetable patches & off road parking for two vehicles. Call now on 01983 754455 to book your viewing!

Accommodation

Double Glazed door To:

Entrance Lobby

A good area for hanging coats, door to lounge and stairs off.

Lounge

16'9 x 10'6 (5.11m x 3.20m)

Patio doors leading out to the rear garden, double glazed window to front, radiator, gas fire with surround, door to:

Kitchen

12'9 x 7'7 (3.89m x 2.31m)

A modern fitted kitchen comprising wall and base units and drawers with work surfaces over, built in electric oven with gas hob, wall mounted gas boiler for heating and hot water, inset one and a half bowl sink unit with mixer tap and double glazed window over, tiled splash backs, larder cupboard, opening into:

Dining Room

14'6 x 10'11 (4.42m x 3.33m)

Two double glazed windows, radiator.

Rear Lobby

A handy area with shelving for storage, space for fridge/freezer, door to:

Side Porch

Double glazed window and double glazed door to front, plumbing for washing machine.

Downstairs Shower Room

6'7 x 4'6 (2.01m x 1.37m)

Walk in shower cubicle with mixer shower and tiled surrounds, hand wash basin with vanity cupboard under, low level toilet, heated towel ladder, double glazed obscure window to front, part tiled walls.

Stairs to:

Landing

Access to large loft which is part boarded, doors off.

Bedroom 1

14'7 x 11'00 (4.45m x 3.35m)

Two double glazed windows, radiator

En-Suite

Walk in shower cubicle with tiled surround and mixer shower, heated towel ladder, low level toilet, hand wash basin with vanity drawers under, double glazed obscure window to side, tiled walls.

Bedroom 2

13'2 x 8'3 (4.01m x 2.51m)

Double glazed window to front, radiator, built in over stairs storage.

Bedroom 3

9'3" x 8'0" (2.84m x 2.44m)

Double glazed window to rear, radiator.

Bedroom 4

10'6 to back of wardrobes x 7'0 (3.20m to back of wardrobes x 2.13m)

Double glazed window to front, built in sliding door wardrobes, radiator.

Shower Room

5'4 x 5'3 (1.63m x 1.60m)

Double glazed obscure window, corner shower cubicle with electric shower and tile surround, hand wash basin with vanity cupboards under, heated towel ladder, part tiled walls.

Outside

To the front of the property there is a pretty front garden which is enclosed with picket style fencing, laid to lawn with flower beds and a plum tree. There is a section of front garden large enough to accommodate the greenhouse, as well as the driveway area. A good size side access with a large shed, rockery and apple tree leads you to the lovely rear garden which is fully enclosed. The main section of garden is laid to lawn with pretty beds that are well stocked with colourful all year round flowers and plants. A pergola and small fence separates the top garden into a vegetable growing area, with raised beds and planters. Another arched pergola takes you down a couple of steps to the decking, where there is a brick built BBQ and doors leading into the lounge which is a lovely spot to sit and enjoy the afternoon sunshine.

Parking

The property benefits from having a driveway for two vehicles, which also can be shut via double gates.

Services

Unconfirmed mains drains, water, gas and telephone.

Tenure

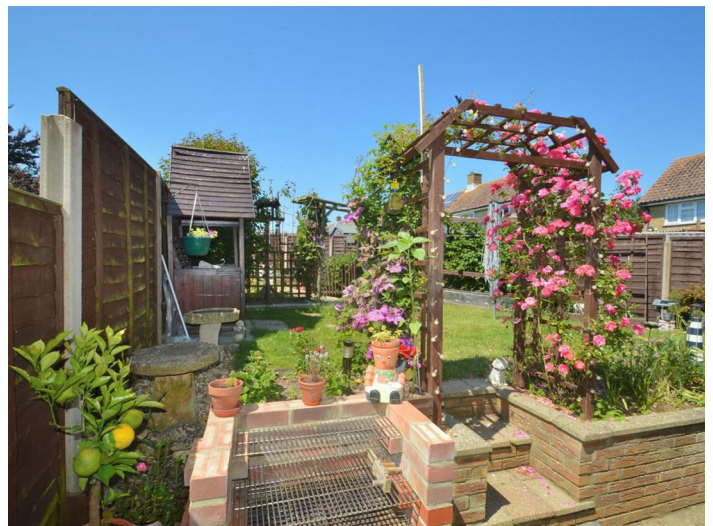
Freehold

Council Tax

Band B - Please contact the Isle of Wight County Council for more information.

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
569 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.

TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(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.