



## 55 Golden Ridge, Freshwater, Isle Of Wight, PO40 9LF

**£335,000**

Council Tax Band: D

Tenure: Freehold



2



1



1



D

- 2 Bedrooms Plus Loft Room
- Modernised Bungalow
- Gas Central Heating
- Popular & Quiet Position

- Large Conservatory
- Garage & Driveway Parking
- Double Glazing
- Modern Fitted Kitchen

This lovely, detached bungalow is situated in a popular cul-de-sac position, within an easy walk through a handy footpath to the shops and amenities in the village. Ideal as an easy retirement home with two good size bedrooms and a useful LOFT ROOM, the bungalow also benefits from gas central heating, double glazing, a large CONSERVATORY overlooking the sunny rear garden, modern shower room and modern kitchen with fitted appliances. The gardens are level and enclosed with a patio and lawn area and there is a garage with off road parking for TWO vehicles. Freshwater village has most facilities including butcher, fish monger, doctor, dentist, chemists, bakery, shops and facilities, and there is a very useful minibus services calling regularly to this road. All in all a very attractive home that we are sure will be snapped up very quickly indeed, please call (01983) 75 44 55 to view.



## Double Glazed Front door To:

### Entrance Porch

Tiled floor, door to:

### Entrance Hall

With storage cupboards for cloaks and shoes, radiator, stairs to loft room, doors off.

### Loft Room

23'7 x 9'7

A really useful hobby/work room which has three Velux style windows, power and light, radiator, recessed drawer units.

### Lounge

15'00 x 12'11

Laminate flooring, two radiators, breakfast bar, opening into:

### Conservatory

14'8 x 10'1

Double glazed, radiator, laminate floor, French doors opening to rear garden.

### Kitchen

9'11 x 7'10

Modern fitted kitchen comprising wall and floor units with work surfaces over, inset one and a half ceramic sink with mixer tap and double glazed window over, tiled splash backs, space for fridge freezer, plumbing for slimline dishwasher, built in wine cooler, built in electric oven, induction hob and extractor over, laminate floor.

### Side Porch/Utility

7'9 x 5'0

Plumbing for washing machine, space for dryer, doors to the front and rear.

### Bedroom 1

11'11 x 9'11

Double glazed window to rear, radiator, recessed alcove.

### Bedroom 2

10'0 x 8'11

Double glazed window to front, radiator.

### Shower Room

6'2 x 5'6

Modern white suite comprising low level toilet, hand wash

basin with vanity cupboard under, walk in shower cubicle with electric shower and tiled surround, heated towel ladder, double glazed obscure window to rear, part tiled walls.

### Outside

The front garden is mainly laid to lawn with mature bushes and hedging screening the property. The rear garden is partly laid to lawn with hedging, mature shrubs, flower beds and borders and fruit trees as well as benefiting from having two sheds. There is a patio area which catches the afternoon sun and is perfect to sit and relax for the day. The garden is enclosed with fencing and there is gated side access.

### Parking

There is a brick driveway to the front of the property providing parking for two vehicles.

### Garage

14'6 x 10'0

With up and over door, side door and window, electric and gas meters, wall mounted gas combination boiler for heating and hot water, power and light.

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### Services

Unconfirmed mains drains, water, electric gas and telephone line.

### Council Tax

Band D - 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.






TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

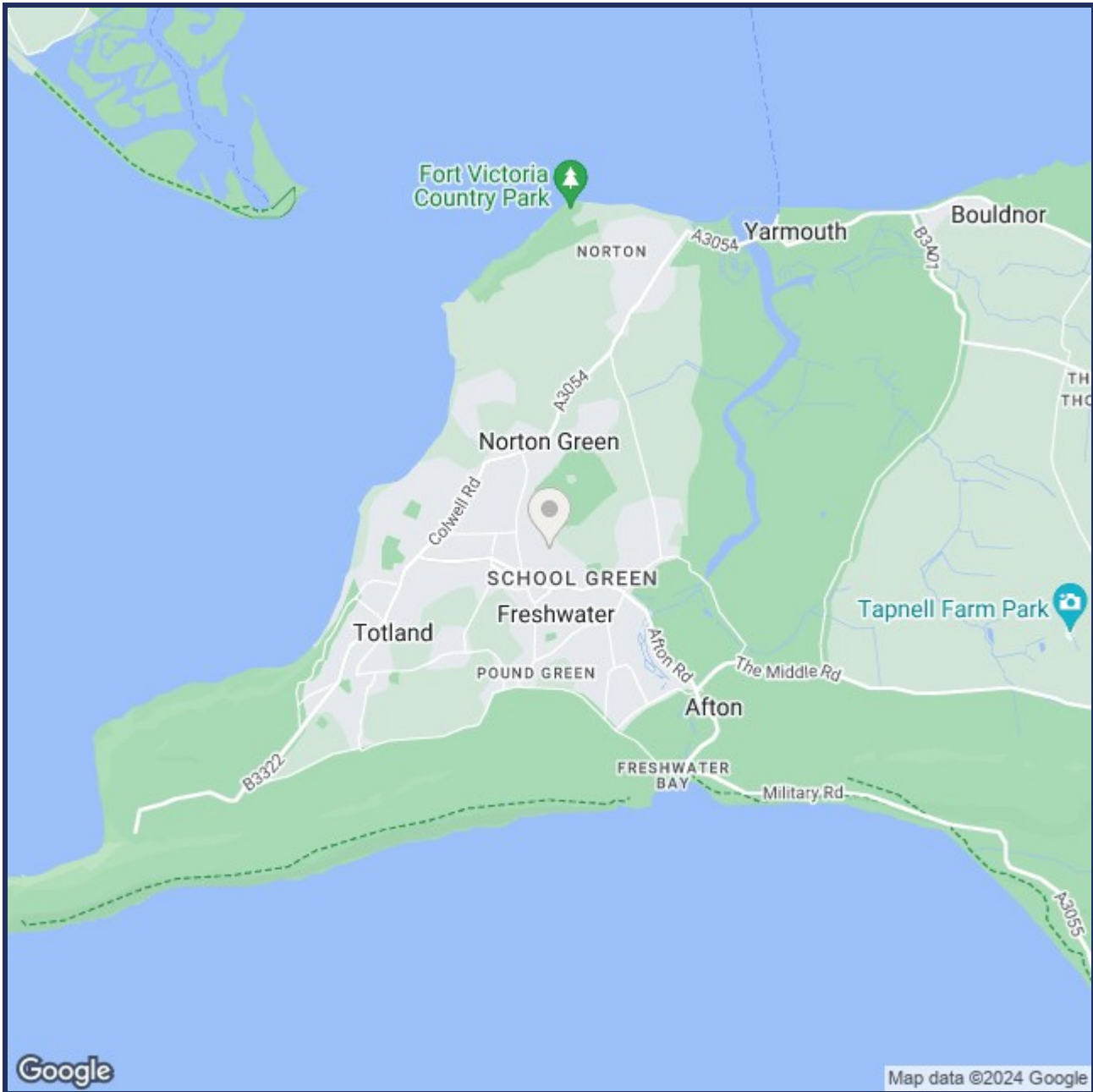
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 Tomblesons Surveyor's £15 voucher, Eddisons Surveyors £50, Connells Surveyors £100, Glanvilles £200, Cherry Godfrey Insurance Services Limited; 25% of the net broker fee, mortgage procurement fee and 15% of any pure protection commission. Clear Advice Mortgages £50 plus 25% of any mortgage, life insurance or general insurance commission.



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