



10 Hilltop Cottage High Street, Freshwater, Isle of Wight, PO40 9JZ

£235,000

If you are looking for a character property with plenty of potential, this will be the right house for you! The property is located along a popular road which is close to facilities and shops of Freshwater village, and also only an approximate 1 mile drive to Colwell, Totland & Freshwater Bay beaches. With benefits including gas central heating, two reception rooms and two bedrooms and a lovely rear garden which is ready for someone to put their own stamp on. We feel this is the perfect starter home for those looking for a 'do-up'. Please contact us now to arrange a viewing.

Accommodation

Front door to:

Lounge

11'11 x 11x11 (3.63m x 3.35mx3.35m)

Double glazed window to front, open fire with stone surround, radiator, door to:

Dining Room

12'4 into alcove x 11'7 (3.76m into alcove x 3.53m)

Sash window to side, radiator, fireplace with tiled surround

Kitchen

11'8 x 6'6 (3.56m x 1.98m)

Wall and floor mounted units with work surfaces over, stainless steel sink unit with window over, side door to garden, plumbing for washing machine, built in oven, electric hob and extractor over, wall mounted gas boiler for heating and hot water, space for fridge freezer.

Bathroom

7'9 x 5'8 maximum measurements (2.36m x 1.73m maximum measurements)

Overall measurement but the toilet is separate from the bathroom area, obscure windows to rear, pedestal hand wash basin, low level toilet, panelled bath with shower attachment, heated towel ladder, tiled floor.

Stairs to:

Mini Landing

With doors off

Bedroom 1

12'1 x 11'8 (3.68m x 3.56m)

Double glazed window to front, radiator.

Bedroom 2

11'8 x 9'8 (3.56m x 2.95m)

Sash window to side, radiator, loft hatch.

Outside

The property has a front garden which is enclosed with a dwarf brick wall. Side access leads you to the good sized rear garden, where you access the main area via some concrete steps. There you will find the garden which is mainly laid to lawn, enclosed with hedges, wire and wooden fencing and is a lovely spot to enjoy the morning and mid afternoon sunshine. In the lower section of the garden there is a concrete patio and a space to be able to store small sheds if required.

Tenure

Freehold

Council Tax

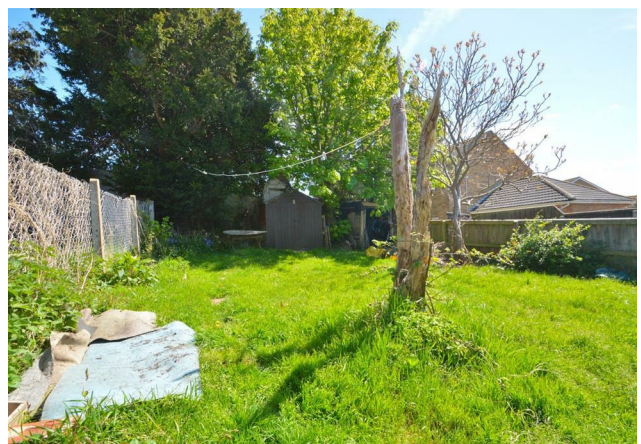
Band B - Please contact the Isle of Wight County Council for more information.

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.

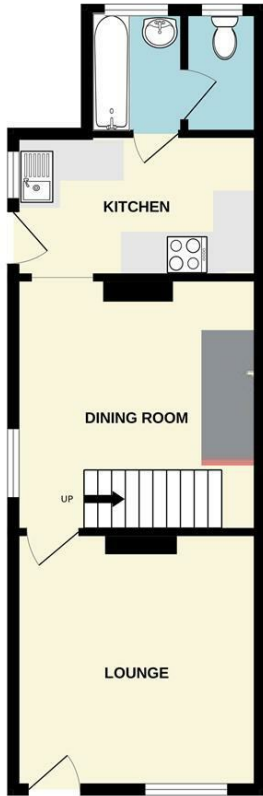
Services

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

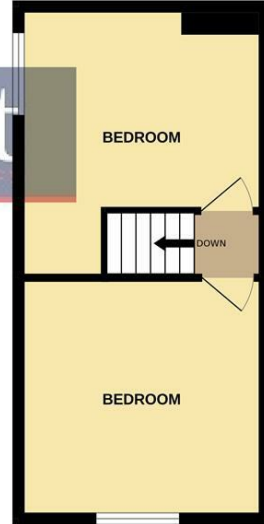




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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			79
(69-80) C			
(55-68) D		59	
(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.



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