



34 Solent Gardens, Freshwater, Isle Of Wight, PO40 9PN

£260,000

FIRST TIME BUY! 3 Bedroom mid terrace with private rear GARDEN! This well presented home is in good order throughout and requires no work, so its new owner can move straight in and enjoy their new home. With spacious accommodation throughout this property has plenty to offer its new owner and would make an excellent starter home or family home. Other benefits include an additional conservatory and a private well maintained rear garden, perfect for soaking up the sun! Properties of this style are highly desired so don't miss out, call "Wright Estate Agents" now!

Solent gardens is located near to the centre of Freshwater village though also near to Heath Meadow a foot path leading to Colwell Green and then Colwell Bay a popular beach with locals and tourists. Freshwater village has many amenities on offer such as a primary school, health & leisure centre, dentist, vet, butcher, fishmonger, baker, green grocer and much more. There are many walks available throughout the countryside or along the coast, with some outstanding views to be captured! Colwell Bay is the nearest beach being approximately 0.6 of a mile from the property and is perfect for a family day out or a swim.

Accommodation

Front Door To

Hallway

Stairs off, built in cupboard with space for tumble dryer & Linen, modern "Gabarron" electric storage heater, doors off.

W.C

5'07 x 2'06 (1.70m x 0.76m)

Double glazed obscure window to front, corner hand wash basin with hot & cold tap, low level w.c.

Lounge

14'05 x 11'05 (4.39m x 3.48m)

Double glazed window to front, built in cupboard, modern "Gabarron" electric storage heater.

Kitchen

17'06 x 8'05 (5.33m x 2.57m)

Double glazed window to rear, range of wall and floor mounted units with works surface over, stainless steel sink unit with hot & cold tap, space for cooker, space for washing machine, alcove with space for fridge freezer, double glazed French doors opening to:

Conservatory

11'02 x 8'00 (3.40m x 2.44m)

Double glazed sliding doors to side opening to garden, x 6 fan lights.

Landing

Access to loft (part boarded), x2 built in storage cupboards one housing immersion tank for hot water, modern "Gabarron" electric storage heater, doors off.

Bathroom

6'08 x 5'06 (2.03m x 1.68m)

Double glazed obscure window to rear, pedestal hand wash basin with mixer tap, low level w.c, panel bath with electric "Mira" shower unit over.

Bedroom 1

14'04 x 10'07 (4.37m x 3.23m)

Double glazed window to front, "ATC" electric heater.

Bedroom 2

11'10 x 10'06 (3.61m x 3.20m)

Double glazed window to rear.

Bedroom 3

8'07 x 6'09 (2.62m x 2.06m)

Double glazed window to rear, electric ceramic heater.

Outside

To the front of the property is a low maintenance lawn.

To the rear, accessed through the conservatory sliding doors is a well maintained garden. There is an initial patio space when first stepping out of the conservatory, this area is bordered with a raised rail way sleeper flowered bed housing a range of plants and shrubs. Leading up a couple of decked steps between a further low level railway sleeper wall, you arrive in the main garden space. There is a concrete path running through the centre of the garden towards the rear, to the left is a covered decked seating area and a brick built shed. To the right is a gravelled area with a range of flower beds containing mature flowers and shrubs, there is a further timber built summer house on a paved base. There is fencing to the left, right and rear boundary with a gate on the boundary at the bottom left hand corner of the garden.

The garden is ideal for summer BBQ's and sunny days, being both sizable enough for gardening whilst also being low maintenance for those who wish.

Parking

There is communal on street parking which is available on a first come first serve basis.

Right of Access

The property has right of access over the concrete path accessed via the rear garden gate towards the road.

Tenure

Freehold

Services

Unconfirmed mains drains, water, electric and telephone line.

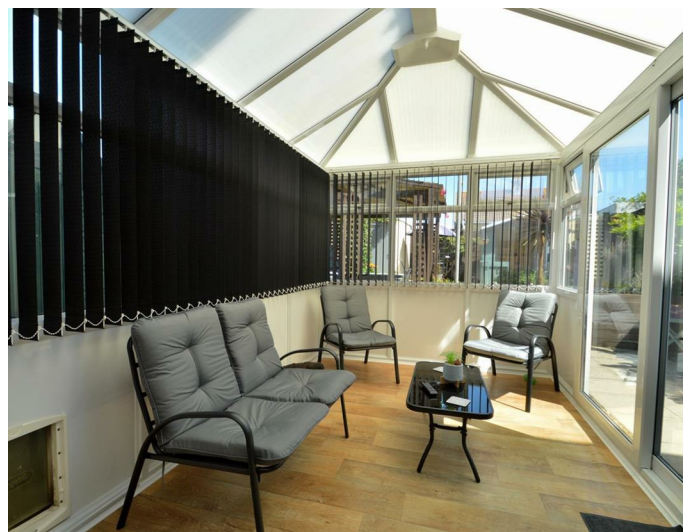
Council Tax

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.







TOTAL FLOOR AREA: 981 sq.ft. (91.1 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		
(69-80) C		
(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.



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