



22 Golden Ridge, Freshwater, PO40 9LF

Asking Price £320,000

This charming property has been well maintained though it's new owner could potentially modernise the bungalow to their own tastes and style, along with landscaping the garden space to their desire. The home feels spacious yet easy to maintain with thoughtfully sized and shaped rooms. The main bedroom, lounge and bathroom is situated to the rear of the property giving privacy from the street, and the lounge benefits from nice views over the garden towards Tennyson Down and benefits from an approximate Westerly facing.

The property is located on Golden Ridge, a location that is well sought after by both local and mainland buyers due to its quiet demeanour and accessibility into the village centre. The nearby Golden Hill Country Park is perfect for walks.

The village of Freshwater has a number of amenities on offer including a multitude of locally run shops and business, such as; butcher, grocer, fishmonger, salons, cafes, pubs, veterinarian, dentist, chemist, library, primary school, a health & leisure centre and much more! There are bus transport links to Totland, the town of Yarmouth (with further ferry links to Lymington) and the Islands capitol Newport. Three of the Island stunning beaches are also within a 3 mile radius of the village, namely Totland Bay, Colwell Bay and Freshwater Bay.

Double Glazed Front Door To

Porch

5'07 x 4'01 (1.70m x 1.24m)

Double glazed window to side, door to:

Hallway

Doors off, cupboard housing combination boiler for hot water and heating, built in cupboard, radiator.

Bedroom 1

11'11 x 10'00 (3.63m x 3.05m)

Double glazed window to the rear, built in cupboard, radiator.

Bedroom 2

9'10 x 8'11 (3.00m x 2.72m)

Double glazed window to front, built in cupboard, radiator.

Bathroom

6'06 x 6'04 (1.98m x 1.93m)

Double glazed obscure window to the rear, pedestal hand wash basin with hot and cold tap, shower cubicle, electric shower unit, low level WC, radiator.

Lounge

15'00 x 12'11 (4.57m x 3.94m)

Double glazed bay style window to the rear, feature fire place, radiator, door to:

Kitchen

9'10 x 7'10 (3.00m x 2.39m)

Double glazed window to front, range of wall and floor mounted units with works surface over, stainless steel sink nit with hot and cold taps, space for washing machine, space for fridge freezer, gas cooker point, external door to side accessing patio, radiator.

Outside

To the front of the property is a sizable level gravel area with a small flower bed bordering on the right nearest the property. There is gated side access to a small enclosed courtyard to the right hand side of the property with access into the kitchen and further gated access to the rear garden.

The rear garden is enclosed by fencing on all borders and is mostly level, with a slight raised patio running parallel to the bungalows rear wall. The garden is mostly gravel with a small strip of lawn at the rear boundary. There is a timber summer house and timber shed situated along the right hand boundary.

The garden space offers excellent potential for either easy maintenance or someone with green fingers to redesign and landscape to their own tastes.

Parking

There is driveway parking to the front of the property.

Garage

Electric door, access to loft, power and light.

Council Tax

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

Tenure & Charges

Freehold

Services

Unconfirmed mains drainage, mains water, mains electric, mains gas.

Broadband Delivery: Copper ADSL (Wired)

Network Availability: Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 17Mbps UL 1Mbps / Superfast DL 80Mbps UL 20Mbps

Mobile Signal/Coverage: EE (voice only), Three, O2, Vodafone.

All information regarding Broadband speed and Mobile signal/Coverage has been acquired via Ofcom, though we recommend buyers making their own enquiries or testing their mobile signal when viewing the property, as it can be highly subjective.

Construction

The property is believed to be of Standard Construction. Further inspection by a qualified surveyor at the buyers appointment is advisable.

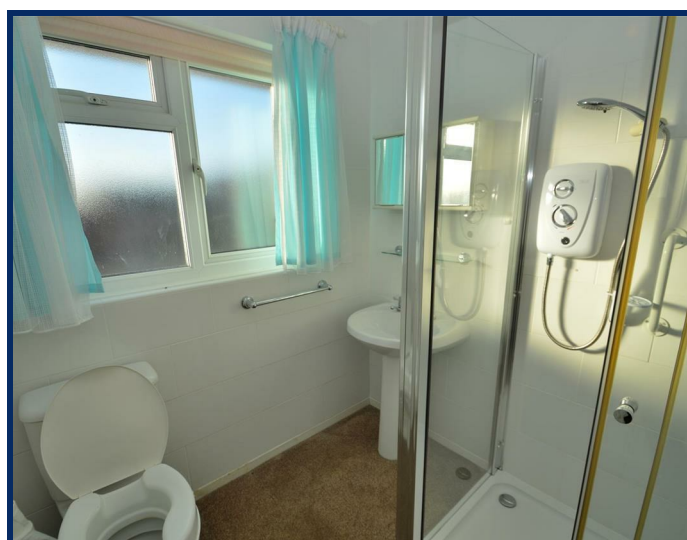
Additional Info

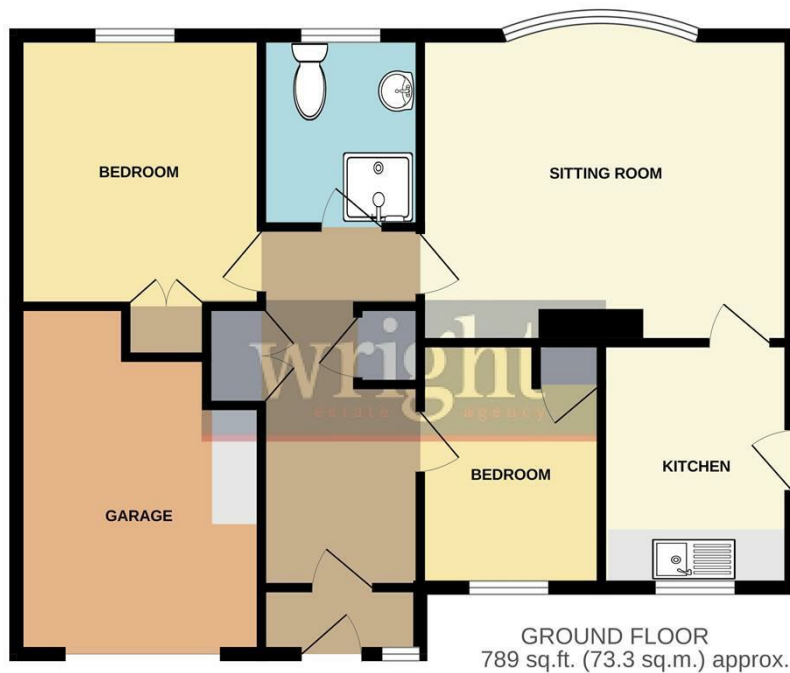
The property sits on a mostly level plot and is suitable for lateral living however there is a step at the front door and external kitchen door leading to the side patio that may need to be ramped or adapted depending on individual buyer circumstance.

There is also a slight step down from the rear patio onto the main garden area.

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: 789 sq.ft. (73.3 sq.m.) approx.
While 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		62	
(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, 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.