



## 23 Parkway, Freshwater, PO40 9DQ

£250,000

Council Tax Band: C

Tenure: Freehold



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- CHAIN FREE
- 2 Bedrooms
- Room For Extension Subject To Planning
- Driveway Parking
- Ideal Forever Home
- Detached Bungalow
- Modernisation Required
- Garage
- Private Rear Garden
- Quite Cul-De-Sac

This CHAIN FREE detached bungalow presents a great opportunity for its new owner to modernise and renovate to their own style and tastes and subject to planning also has the potential for further expansion utilising the "Garden Room". The property is light and airy and offers good space for those looking for a long term low maintenance home. Set on a sizable plot the property also benefits from a front garden presenting further opportunity for more parking and a private rear garden. This property is certainly worth viewing so call to organise yours.

Parkway is a quiet Cul-De-Sac on the outskirts of Freshwater. There are many nearby walks with foot paths that lead to the Causeway or into Freshwater village. The Red Lion Pub is the nearest eatery/watering hole and there are bus routes connecting to Freshwater and Yarmouth on Copse Lane.

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.



**Front door to:****Porch**

Obscure window to side, internal door to:

**Lounge**

16'10 x 12'09

Double glazed window to front, gas fire (condemned), electric storage heater, doors off.

**Kitchen**

13'11 x 6'11

Double glazed window to rear, range of wall and floor mounted units with work surface over, sink unit with hot and cold tap, wall mounted boiler (condemned) door to garden room.

**Garden Room**

22'05 x 8'08

Step down, part single skin brick with single glazed windows surround, concrete floor, polystyrene ceiling tiles, external door, internal door to garage,

**Hallway**

Access to loft, doors off.

**Bedroom 1**

12'03 x 9'05

Double glazed window to front, electric storage heater.

**Bedroom 2**

10'03 x 8'10

Double glazed window to rear, electric storage heater.

**Bathroom**

6'10 x 5'10

Double glazed obscure window to rear, pedestal hand wash basin with a hot and cold tap, low level WC, panel bath with electric shower over, built in cupboard.

**Outside**

To the front of the property is a lawn garden bordered on the right and left by a low level fence, there is a low level wall to the front border.

There is side access to the rear down either side of the property. The rear garden is relatively flat, and is laid to lawn. There is fencing to the right and left boundary and hedging along the rear boarder. A mature tree sits at the back right hand corner off the plot. The garden space is prime for landscaping to it's new owners style.

**Garage**

17'02 x 8'07

Double doors to front, single glazed window to rear, door access to garden room.

**Parking**

There is driveway parking to the front of the property for multiple vehicles.

**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: Unconnected

Network Availability: WightFibre, Openreach

Fastest estimated speeds predicted by the network operator(s): Standard DL 14Mbps UL 1Mbps / Superfast DL 59Mbps UL 12Mbps / Ultrafast DL 900Mbps UL 900Mbps

Mobile Signal/Coverage: EE (likely), Three (likely), O2 (likely), Vodaphone (likely).

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 main property is believed to be of Standard Construction. The garden room is single skin and in need of extensive remedial work or rebuilding, though this aspect is not intrinsic to the main property. It is noted that the garage roof is likely to contain traces of asbestos, asbestos cement roofing sheets where common for bungalows of this age. Further inspection by a qualified surveyor at the buyers appointment is advisable.

**Additional Info**

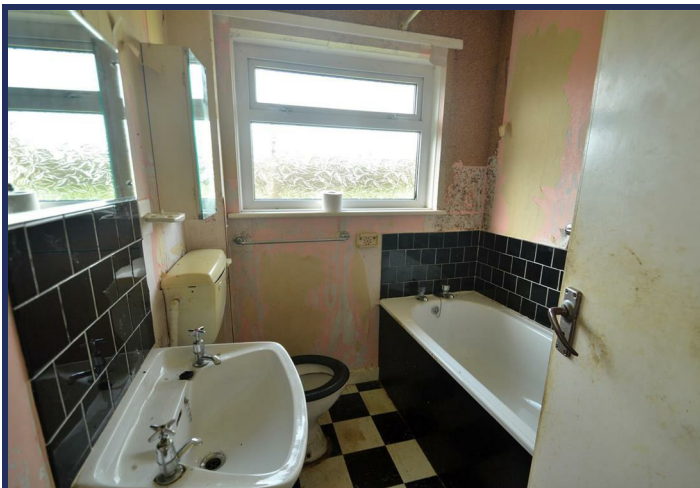
Building Safety: Please note the current boiler and gas fire in the lounge has been condemned.

Flooding: The owner has confirmed the property has never flooded within their ownership.

Accessibility: The property can be considered for lateral living, however there are steps up to the front door and rear door therefore further ramping may be required subject to individual needs.

**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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.





GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.




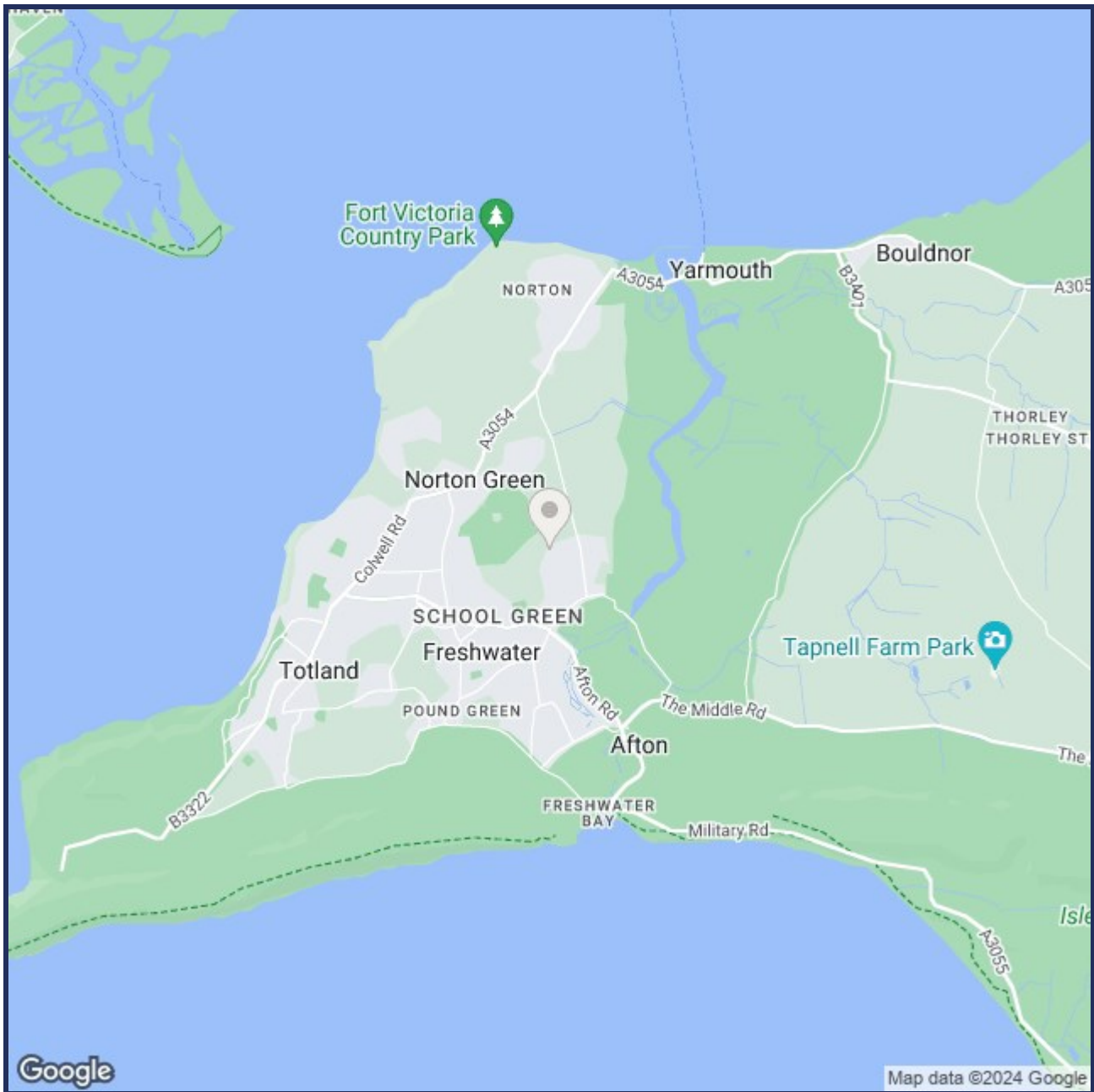
TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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 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>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</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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