

## SPENCE WILLARD



3 Princess Court, Princes Road, Freshwater, Isle of Wight, PO40 9ED

A fabulous opportunity to acquire a well presented modern home conveniently situated close to the village shops and amenities.

#### VIEWING

01983 756 575

FRESHWATER@SPENCEWILLARD.CO.UK

WWW.SPENCEWILLARD.CO.UK

The property offers good accommodation and benefits from many of the comforts of modern living including high levels of insulation, gas central heating and a focus on minimal external maintenance making the property ideally suited as either a permanent or second home/investment property.

The accommodation comprises a good sized and well appointed kitchen, cloakroom and lounge to the ground floor with two generous double bedrooms both featuring built-in storage and a bathroom. Outside there is off road parking to the front and a pleasant, enclosed garden to the rear.

The convenient location means the good range of facilities in the village centre are within a couple of hundred yards walk, together with access to good bus routes through to Island's commercial centre of Newport and the mainland car ferry terminal in the harbour town of Yarmouth.

#### ENTRANCE HALL

CLOAKROOM with WC and wash basin.

KITCHEN 12' 4" x 7' 4" (3.775m x 2.238m) Well fitted with a good range of cupboards, drawers and work surfaces incorporating an inset sink unit and space for a freestanding cooker. In addition, there is a wall mounted gas boiler for the central heating and hot water.

LOUNGE 14' 11" x 11' 4" (4.547m x 3.464m) A generous living space with access out to the rear garden and stairs leading off.

FIRST FLOOR LANDING with access to the loft with fitted ladder.

BEDROOM 1 11' 4" x 9' 3" to fitted wardrobes

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

### 3 Princess Court



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

(3.478m x 2.831m) A good double bedroom with an aspect to the rear and featuring a good run of fitted wardrobe cupboards.

BEDROOM 2 11' 4" x 9' 3" (3.470m x 2.831m) Another generous double bedroom with a built-in recessed wardrobe cupboard.

BATHROOM Fitted with a white suite comprising WC, wash basin and a bath with a shower tap attachment over.

OUTSIDE To the front of the property is a communal parking area with each of the four properties having an allocated parking space.

The rear garden is pleasantly enclosed by fencing

and mainly laid to hard landscaping creating a lower maintenance space which features a good sized timber garden shed.

COUNCIL TAX BAND B

EPC RATING C

VIEWING Strictly by appointment with the selling agent Spence Willard.

SPENCEWILLARD.CO.UK