



**2 Beaulieu Cottages, Hooke Hill,
Freshwater, Isle of Wight, PO40 9BH**

£245,000



Spacious Older Style Property

Re-decorated Throughout

Can Move Straight Into

Close to Local Facilities

Two Receptions & Two Bathrooms

Parking Space to the Front

Double Glazing & Gas Central Heating

CHAIN FREE

Located close to village shops and facilities lies this very well presented older style semi detached home. The current owners have modernised and upgraded the property throughout and benefits include a newly fitted kitchen, downstairs shower room and upstairs bathroom, new carpets and redecorated throughout. The property also benefits from having a new gas central heating boiler which provides the central heating and double glazing. Outside there is plenty of space and the rear garden is a good size and made ready to turn into something really special. There really is nothing to do here and the new owners can look forward to just moving into a property without needing any work. Please do not delay in calling us to arrange a viewing on 01983 75 44 55 now.

Double glazed obscure door to:

Entrance Hall

Radiator, doors and stairs off.

Lounge

12' 0" x 13' 11" into fireplace & bay (3.65m x 4.24m)

Feature fireplace, double glazed bay window to front, radiator, TV point.

Dining Room *12' 0" x 12' 0" (3.65m x 3.65m)*

Open fireplace, double glazed window to side, radiator, under stairs cupboard.

Kitchen *12' 0" x 9' 1" (3.65m x 2.77m)*

A newly fitted Howdens Kitchen comprising wall and floor mounted units with wood effect worktops over, tiled splash backs, radiator, inset stainless steel sink unit with mixer tap and double glazed window over, space for electric cooker with extractor hood over, plumbing for washing machine, space for fridge freezer, double glazed obscure door to side, wall mounted gas boiler for heating and hot water.

Downstairs Shower Room

Walk in shower cubicle with mixer shower, heated towel ladder, hand wash basin with vanity unit under, double glazed obscure window to rear, low level wc, double glazed obscure window to side.

Stairs to:

Landing

Loft access, doors off, radiator.





Bedroom 1 12' 1" x 11' 0" max (3.68m x 3.35m)

Feature fireplace, radiator, double glazed window to front with views to Tennyson Monument, cupboard.

Bedroom 2 12' 1" x 8' 7" (3.68m x 2.61m)

Double glazed window to rear, radiator.

Bedroom 3 11' 11" max x 9' 1" (3.63m x 2.77m)

Double glazed window to side, radiator, feature fireplace.

Bathroom 8' 10" x 4' 5" (2.69m x 1.35m)

Radiator, obscure double glazed window to side, low level wc, panel bath, tiled splash backs, hand wash basin, light and shaver point.

Outside

The front of the property has been adapted to provide an off road parking space. A gated side area leads to the two entrances to the property and the rear garden. The garden to the rear is a lovely size and ready to put a "Green finger's" stamp on it, enclosed with fencing there is part lawn, patio area, mature shrubs and small trees. There is a shed included and outside water tap and the garden has gated side access to the front.

Viewing

Please direct your enquiries to the Vendors' SOLE AGENTS: The Wright Estate Agency, Tennyson Court, Avenue Road, Freshwater, Isle of Wight, PO40 9UU Telephone: 01983 754455

Collect 2 View

If you live in PO40 or PO39 postcode areas don't forget our 'Collect 2 View' service. We will collect you from your home and drive you to view our properties then take you back home again. A complete door to door service!

Tenure

Freehold.

Services

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

Council Tax

Band C - Please contact The Isle of Wight Council on 01983 823901.

Agent 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.



