



**11 Parkway,  
Freshwater,  
Isle of Wight,  
PO40 9DQ**

**£225,000**



An opportunity to purchase this lovely TWO bedroom DETACHED BUNGALOW in the popular Parkway cul-de-sac which is located on the outskirts of Freshwater. The village shops and facilities in Freshwater are approximately one mile away and Yarmouth with its mainland ferry connections is approximately two and a half miles away. This will be an ideal home for those looking for peace and quiet, with some benefits including double glazing, gas central heating, large rear garden, garage & driveway. Please contact the sole agents in Freshwater to arrange your viewing on 01983 754455.

**Two Bedrooms**

**Detached Bungalow**

**Quiet Location**

**Close to Amenities**

**Garage & Driveway Parking**

**LARGE REAR GARDEN**

**Double Glazed Throughout**

**Sun Room**



## ACCOMMODATION

### Double Glazed Entrance Porch

Double glazed door to Lounge.

### Kitchen 13' 10" x 6' 11" (4.21m x 2.11m)

A range of wall and floor mounted units with work surfaces over, stainless steel sink unit with double glazed window overlooking rear garden gas cooker point, plumbing for washing machine, tiled splash backs, wall mounted gas boiler for heating and hot water. Door to:

### Sun Room 8' 9" x 8' 7" (2.66m x 2.61m)

Radiator, double glazed window to rear garden, double glazed door to garden, door to garage.

### Lounge 16' 10" x 12' 10" (5.13m x 3.91m)

Double glazed window to front, two radiators, doors off:

### Inner Lobby

Doors off, loft access with pull down ladder, insulated, part boarded.

### Shower Room

Corner shower cubicle housing electric shower, low level wc, radiator, vanity unit, double glazed obscure window to rear, tiled walls, cupboard.

### Bedroom 2 10' 3" x 8' 11" (3.12m x 2.72m)

Radiator, double glazed patio doors to rear garden.

### Bedroom 1 12' 5" x 9' 7" (3.78m x 2.92m)

Radiator, double glazed window to front.

### Garden

The front garden is low maintenance and laid to shingle with pretty flower beds and borders. There is gated side access leading to the large rear garden, which is mainly laid to lawn and enclosed by hedging and fencing. There are two sheds, a small pond and flower beds, small shrubs and borders.

### Garage 17' 1" x 8' 8" (5.20m x 2.64m)

Up and over door, power and light. There is driveway parking to the front of the garage.

### 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!

### Services

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

### Tenure

Freehold

### 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*





TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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