



Guide Price £370,000

30 ORCHARD ROAD, SEAVIEW, ISLE OF WIGHT, PO34 5JN



SPACIOUS AND BRIGHT HOME WITHIN LOVELY GARDENS!

Located within a sought after location on Seaview Heights, this **DETACHED BUNGALOW** is so convenient to the Nettlestone and Seaview village amenities, the bus route, beautiful beaches and lovely coastal/rural walks. Offering fresh decor throughout, other brand new features include carpets, window blinds and gas boiler - offering a most comfortable home which is 'ready to move in!' The well proportioned accommodation comprises a generous dual aspect sitting/dining room, separate fitted kitchen, 3 **DOUBLE BEDROOMS** (one could be utilised as a separate dining room), shower room and full width conservatory. There are attractive, well stocked gardens - a real gardener's delight - offering great privacy and the perfect spot for outside dining/entertaining. Additional benefits include **GAS CENTRAL HEATING**, double glazing throughout, a deep driveway providing off-street parking, plus a longer than standard **GARAGE/WORKSHOP**. Offered as **CHAIN FREE**, we would highly recommend a viewing without delay!

ACCOMMODATION:

Accessed via the side of the property, a couple of steps lead to the double glazed entrance door into the Hallway.

HALLWAY:

A welcoming hall with large obscured double glazed window offering ample natural light. Radiator. Linen cupboard with slatted shelving. Loft hatches x 2. White panelled doors to:

SITTING/DINING ROOM:

An airy and bright dual aspect room with double glazed windows to front and side. Wall up/down lighters plus ceiling pendants. Feature fireplace with fitted electric heater. Radiators x 2. Television aerial.

KITCHEN:

Fitted kitchen comprising matching cupboard and drawer units with contrasting work surfaces incorporating inset 1.5 bowl sink unit. Tiled splashbacks. Lamona gas hob with electric oven under and extractor over. Space for washing machine and fridge/freezer. Cupboard housing newly installed gas boiler. Double glazed window and door to side.

BEDROOM 1:

Newly carpeted double bedroom with double glazed window to rear. Radiator.

BEDROOM 2:

Newly carpeted double bedroom. Double glazed window to front. Radiator.

BEDROOM 3:

A third newly carpeted double bedroom with double glazed sliding patio doors leading to conservatory. Radiator.

CONSERVATORY:

Full width triple aspect double glazed conservatory with ceiling and window blinds. Double glazed sliding doors to rear garden. Radiator.

SHOWER ROOM:

Fully tiled room comprising suite of corner shower cubicle, vanity unit incorporating wash basin and w.c. with concealed cistern. Tiled flooring. Heated towel rail. Wall mounted mirror with 'touch' sensor lighting. Obscured double glazed window to side.

GARDEN:

The property is set within a good sized plot comprising a very private enclosed rear garden with patio area and the rest being mainly laid to lawn. An array of assorted trees, shrubs and flower beds. Side path with outside tap and gated access to front. Pedestrian access to garage/workshop. There is also a well stocked garden to front.

DRIVEWAY & GARAGE:

A deep driveway providing ample off-street parking and leading to the Garage - with remote, newly installed garage door, power and light. Gas and electric meters and consumer unit.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax Band: D

Energy Performance Rating: D

Conservation Area: No

Heating: Gas central heating via newly installed boiler

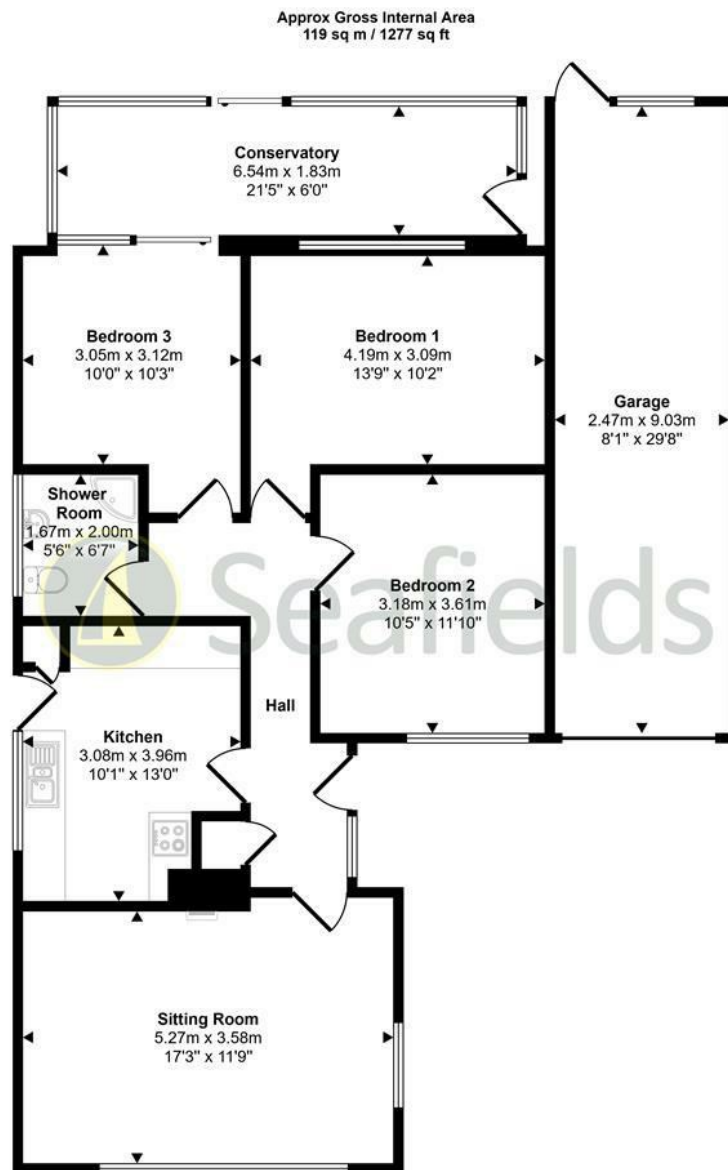
Flood Risk: Very Low

Conservation Area: No

Seller's Situation: No Chain

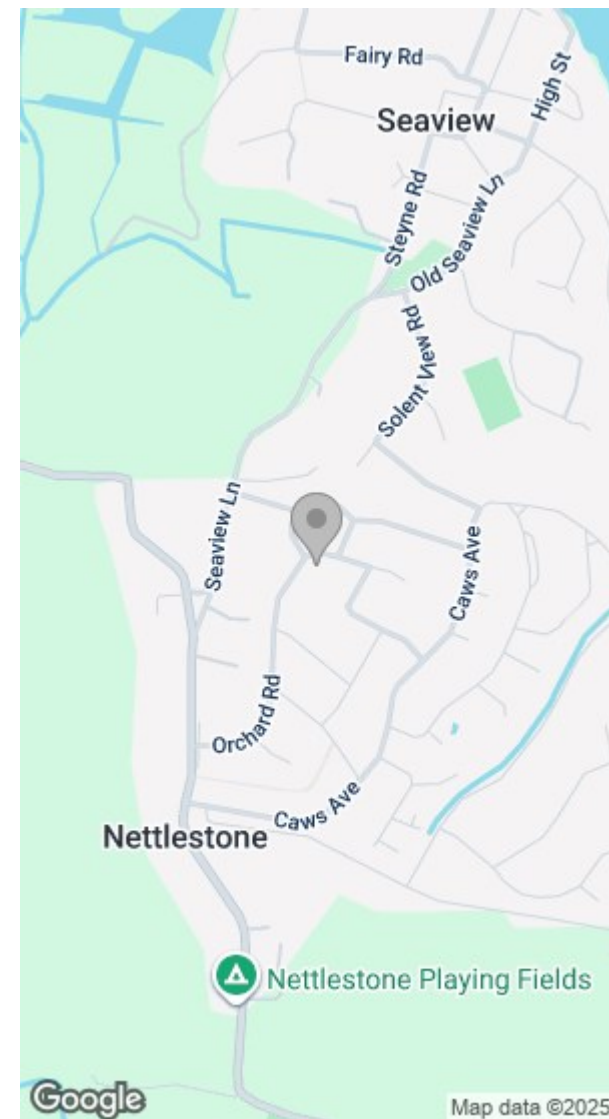
DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

