

SPENCE WILLARD



McKinley, Victoria Road, Yarmouth, Isle of Wight, PO41 0QW

*A fine three-bedroom semi-detached house requiring modernisation, located in a prime location with the major benefit of car parking with space for a garage.*

VIEWING

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A rare opportunity to purchase a fabulous semi-detached Edwardian house in one of Yarmouth's most sought-after roads. This wonderful house requires modernisation - offering a new owner a blank canvas to create an excellent offering. It is packed full of character with exposed lintels, fireplace, secluded west facing garden and superb sized principal bedroom. The property has recently been decorated through out and new carpets have been laid in the living room, family room and bedrooms.

Like adjoining neighbouring property Garfield, McKinley is named after a US President (25th) and benefits from three good sized bedrooms, a large open plan sitting room/diner, conservatory and the property does retain many of its original features. The front of the property has a low maintenance east-facing garden, and there is parking, accessed from Russell Road (also known as 'Garage Alley') with a hardstanding in front and space for two cars. Subject to obtaining permission, there is a space for a garage/boat storage building. The house has been laid out with excellent storage and flexible living with open plan living and kitchen/diner. There is also a secondary sitting room at the rear of the house, which would make an excellent t/v room or study for homeworking.

The harbour town of Yarmouth is renowned for its excellent sailing facilities and ease of access to many picturesque walks along the Yar Estuary - an Area of Outstanding Natural Beauty. The town itself offers a good selection of shops, restaurants, and pubs as well as a frequent car ferry service to the mainland.

### **Recessed Entrance Porch**

With partly glazed door opening into:

### **Entrance Hall**

Light and airy with staircase leading to first floor, good-sized under stairs storage cupboard and doors off to:

### **Living Room**

A lovely family living room that is accessed from two doors from the hallway. The large bay window is a good feature and overlooks the east facing private garden. Fireplace housing a wood burning stove set on a slate hearth.

### **Family Room**

A lovely light filled room with access into the conservatory. Door into the hallway.

### **Shower Room**

With w/c and wash hand basin.

### **Kitchen/Breakfast Room**

Good sized room with wall and base units. There is a door leading to the rear garden.

### **First Floor**

Attractive landing with access to loft space. The first floor comprises of three double bedrooms. The principal bedroom is of excellent proportions and overlooks Victoria Road. Bedrooms 2 & 3 have a west facing aspect and are good sizes. There is a family bathroom with shower over, and a w/c and wash hand basin.

### **Outside**

To the front of McKinley the garden is planted with a selection of plants and shrubs. There is gated side access to the rear garden. The rear garden offers a peaceful and secluded area to enjoy. Gated access to the parking area for two cars with vehicular access from 'Garage Alley' - from Tennyson Road.

### **Tenure**

Freehold.

### **Council Tax**

Band D - £2,258.40 per annum.

### **Services**

All main services are connected to the property.

### **EPC Rating**

D.

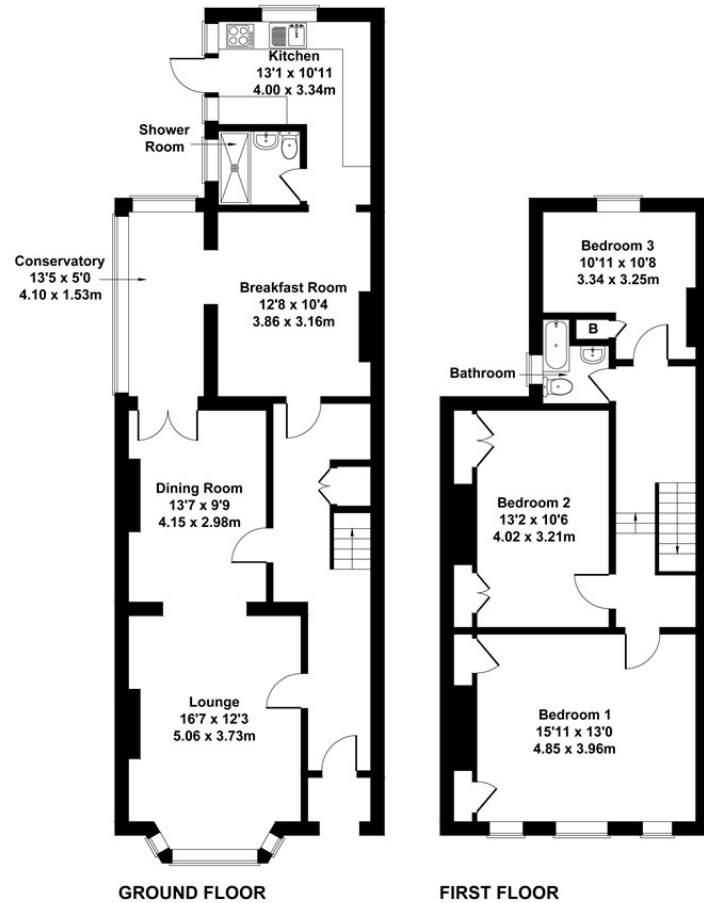
### **Viewings**

Strictly by appointment with the selling agent, Spence Willard.



## McKinley

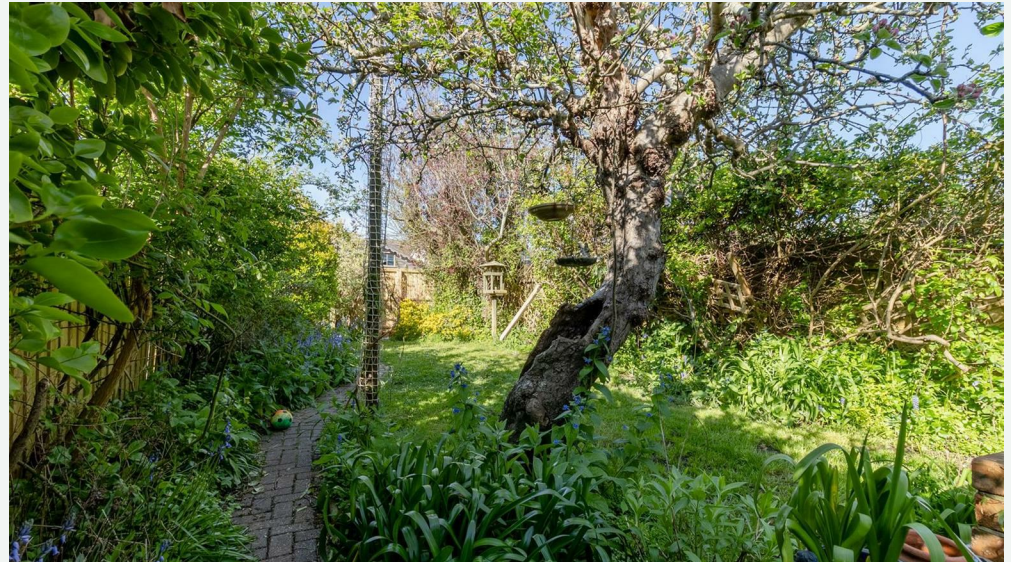
Approximate Gross Internal Area  
1561 sq ft - 145 sq m



### 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.

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