



76 CHURCH ROAD WOOTTON BRIDGE, PO33 4NH

£395,000
FREEHOLD

A 4-bedroom, semi-detached house located on Church Road in Wootton Bridge, This property boasts a private road setting and has a garage and off road parking. The village offers excellent amenities, and a sense of community.

W | Williams
SALES & LETTINGS

76 CHURCH ROAD

- 4 bedroom semi detached • NEWLY FITTED BATHROOM • NEWLY FITTED BOILER • Garage and parking • Private road



The accommodation with appropriate measurements

Door to:

Lobby

Cupboard housing consumer unit. Additional built in cupboard with hanging space. Double glazed window to front aspect. Door to:

Hallway

Stairs to first floor. Radiator. Doors to kitchen and lounge.

Lounge / diner 7.10 x 3.75 (23'3" x 12'3")

Double glazed window to front aspect. Double glazed patio doors to rear aspect. Two radiators. Feature wall hung electric fire. Space for table and chairs. Door to kitchen.

Kitchen 4.47 x 2.28 (14'7" x 7'5")

Fitted wall, base and drawer units. Stainless steel sink with mixer tap. Fitted double oven. Electric hob. Open to;

Utility room 2.36 (max) x 2.71 (max); (7'8" (max) x 8'10" (max);)

Space for free standing American fridge / freezer. Double glazed door to rear aspect. Door to garage.

WC

Double glazed window to rear aspect. Low level WC. Feature hand basin with vanity storage.

Stairs to first floor

Landing

Loft access. Doors to:

Bedroom 4.64 x 2.48 (15'2" x 8'1")

Double glazed window to front aspect. Radiator. Built in wardrobe. Door to:

En suite 1.64 x 2.47 (5'4" x 8'1")

Double glazed window to rear aspect. Hand basin with vanity storage. Shower cubicle. Low level WC.

Bedroom 2.41 x 1.82 (7'10" x 5'11")

Double glazed window to front aspect. Radiator.

Bedroom 3.12 x 3.21 (10'2" x 10'6")

Double glazed window to front aspect. Radiator.

Bedroom 3.42 x 3.72 (11'2" x 12'2")

Double glazed window to rear aspect. Built in wardrobes. Radiator.

NEWLY FITTED Bathroom 3.45 x 2.55 (11'3" x 8'4")

Double glazed window to rear aspect. Low level WC. Hand basin with vanity storage and shelving. Radiator. "P" shape bath with shower over.

Outside

Rear:

Mainly laid to lawn and fully enclosed. Metal shed. Patio area. Mature trees and shrubs.

Front:

Off road parking. Mature shrubs.

Garage 5.6 x 2.4 (18'4" x 7'10")

Light and power. Wall hung boiler. (Fitted a year ago)

Additional information

Council tax: "D"

EPC: tbc

Pr

Pl



76 CHURCH ROAD



GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 62024.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		80	
		64	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

W | Williams

SALES & LETTINGS

Williams Estate Agents
41 High Street
Wootton Bridge
Isle Of Wight
PO33 4LU

01983 883333
sales@williamsisleofwight.co.uk
lettings@williamsisleofwight.co.uk
www.williamsisleofwight.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements