





Church Road, Wootton Bridge, Ryde PO33 4NH

£380,000 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.

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SALES & LETTINGS

Church Road, Wootton Bridge

4 Bedroom semi detached

NEWLY FITTED BATHROOM

NEWLY FITTED BOILER

Garage and parking

Private road





ON THE GROUND FLOOR

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

7.10m x 3.80m 23'4" x 12'6"

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

4.50m x 2.30m 14'9" x 7'7"

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

Utility room

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

4.60m x 2.50m 15'1" x 8'2"

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

En suite

1.60m x 2.50m 5'3" x 8'2"

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

Bedroom

2.40m x 1.80m 7'10" x 5'11"

Double glazed window to front aspect. Radiator.

Bedroom

3.10m x 3.20m 10'2" x 10'6"

Double glazed window to front aspect. Radiator.

Bedroom

3.40m x 3.70m 11'2" x 12'2"

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

NEWLY FITTED Bathroom 3.50m x 2.60m 11'6" x 8'6"

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

5.60m x 2.40m 18'4" x 7'10"

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

Additional information

Council tax: "D"

EPC: tbc

Private road: nothing payable.

Please note there is no water meter.

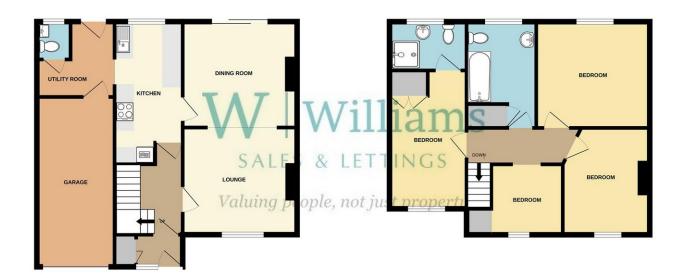


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TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.

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Williams Estate Agents 41 High Street Wootton Bridge Isle of Wight PO33 4LU 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 measurement, all services, tenure and all details relating to the property.

01983 883333 sales@williamsisleofwight.co.uk lettings@williamsisleofwight.co.uk https://www.williamsisleofwight.co.uk