



CRESSIDA RED ROAD WOOTTON BRIDGE, PO33 4PQ

£325,000
FREEHOLD

A SPACIOUS and versatile 2 bedroom detached bungalow on a great size plot with room to expand and so close to the village hub. GARAGE. PARKING. Good size garden and offered CHAIN FREE.

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CRESSIDA RED ROAD

- 2 Bedroom detached bungalow
- Good size rooms
- Large plot
- Garage and Off Road Parking



The accommodation with approximate measurements:

Double glazed door to

Hallway

Radiator. Loft access. Storage cupboard. Cupboard housing consumer unit. Doors to:

Lounge 21'5" x 11'8"

Feature wood burner. Two radiators. Double glazed windows to front and rear aspects.

Kitchen 15'8" x 10'4"

Fully fitted modern kitchen with matching wall, base, drawer and larder units. Breakfast bar. Ceramic sink and drainer with mixer tap. Wine fridge. Electric hob and extractor. Fitted eye level oven and grill. Cupboard housing "Glow Worm" wall hung boiler. Space for fridge and freezer. Open to:

Utility room 6'6" x 4'4"

Space and plumbing for washing machine and tumble dryer. Double glazed window to rear aspect. Stable door to rear aspect.

Bedroom 11'6" x 9'11"

Double glazed window to front aspect. Radiator.

Bedroom 9'11" x 9'10" (plus wardrobes)

Double glazed window to rear aspect. Built in wardrobes with sliding doors. Radiator.

Shower room 6'2" x 6'1"

Double glazed window to front aspect. Large walk

in shower. Hand basin with vanity storage. Part tiled.

Cloak room 6'3" x 2'10"

Low level WC. Hand basin with vanity storage. Part tiled.

Outside

Rear: Fully enclosed and mainly laid to lawn with mature plants and trees. Patio areas. Gate to side aspect. Outside tap.

Front: Easily maintained with off road parking.

Garage: Power and light



CRESSIDA RED ROAD



GROUND FLOOR



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 ©2024



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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