





WOODVALE NEW ROAD WOOTTON BRIDGE, PO33 4HY

£395,000 FREEHOLD

Situated in a CREEK SIDE location, with the garden leading to WOOTTON CREEK, this 3-bedroom cottage offers fabulous views that will surely captivate your heart. A great find that offers that idyllic home with water frontage. Close to all amenities and offered as CHAIN FREE.

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WOODVALE NEW ROAD

• 3 bedroom cottage • Fabulous Creek

views • Nicely presented throughout • Close to amenities. CHAIN FREE





Open Porch

Double glazed window to side.

Downstairs W.C

Low level W.C. Basin

Front reception 12'1" x 11'1"

Double glazed windows to front. Feature fire place. Radiator.

Open plan living room 14'5" x 18'0" max inc dining area

Double glazed window. Feature stain glass window. Staircase to 1st floor. Radiator. Beautiful multi-fuel burner.

Kitchen 12'5" x 12'1"

Double glazed windows and doors. Range of wall and floor units. White goods included (washing machine, dishwasher). Wall mounted gas boiler. Radiator. Oven, hob. Stainless steel sink and drainer.

Landing

Loft access. Radiators

Front bedroom 12'1" x 11'1"

Double glazed window to front. Feature fireplace. Radiator

Bedroom 8'10" max x 7'2"

Double glazed window to side. Radiator.

Bedroom 12'5" x 12'1"

Double glazed window with creek views. Radiator.

Bathroom

Double glazed windows. Bath. Corner shower. Low level W.C. Basin. Heated towel rail.

Garden

Sail loft / Worshop with a mezzanine. Power and light. Creek frontage (useage with license from crown estates of approx £100 per annum)

WOODVALE NEW ROAD





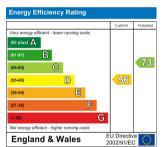


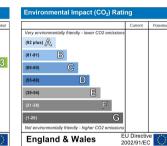
GROUND FLOOR 1ST FLOOR 502 sq.ft. (46.6 sq.m.) approx. 459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.2 sq.m.) approx. Whits every attempt has been made to ensure the accuracy of the floorping contained here, misconrements of the standard of the standard standa







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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