



New Road, Wootton Bridge,
PO33 4HY

£365,000
Freehold

RECENTLY MODERNISED. A lovely CREEK-SIDE 3-bedroom semi-detached cottage with DIRECT CREEK ACCESS situated in a popular location. It offers light and spacious accommodation and wonderful views of Wootton Creek. Fabulous walks to WOODSIDE BEACH. Chain Free

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New Road, Wootton Bridge,

Creek side property with direct
CREEK ACCESS Good size
accommodation In need of
modernisation Chain free



ON THE GROUND FLOOR

Entrance Hall

2.80m x 1.40m 9'2" x 4'7"

Window to side. Radiator. Cupboard housing electric meter.

Lounge

3.60m x 3.40m 11'10" x 11'2"

Windows to front. Radiator. Fireplace

Dining room

3.60m x 3.40m 11'10" x 11'2"

Window to side. Doors leading to rear garden. Radiator. Under stairs storage cupboard.

Kitchen

2.70m x 2.60m 8'10" x 8'6"

Window and door to garden. Wall and floor units. Built in oven with gas hob and extractor. Stainless steel sink and drainer. Radiator

Utility area

Window to side. Radiator. Valliant boiler

Stairs leading to

Bedroom 1

3.60m x 3.70m 11'10" x 12'2"

Window to rear with CREEK VIEWS. Radiator.

Bedroom 2

3.40m x 3.60m 11'2" x 11'10"

Window to front. Radiator.

Bedroom 3

2.70m x 2.70m 8'10" x 8'10"

Window to side with CREEK VIEWS. Radiator.

Bathroom

Obscured window. Bath with shower over. Sink with mixer tap. Low level W.C.

Outside

Good size garden to front and side. Side access to

rear garden that overlooks WOOTTON CREEK and has a small CREEK FRONTAGE with DIRECT ACCESS to the creek. Large Shed

Additional information

Council Tax: D - Please confirm

EPC: D

FREEHOLD

CHAIN FREE



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GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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 measurement, all services, tenure and all details relating to the property.