



50 ST. EDMUNDS WALK
WOOTTON BRIDGE, PO33 4JB

£235,000
FREEHOLD

Situated in a quiet position within the village of Wootton Bridge. Offering two bedrooms good size lounge and kitchen/diner. Manageable garden and garage. Offered as CHAIN FREE. EPC "C"

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- 2 bedroom detached bungalow
- In need of modernisation
- Easily maintained garden
- Garage
- CHAIN FREE



The accommodation with approximate measurements

Double glazed French doors to:

Kitchen 5.30 x 2.50 (17'4" x 8'2")

A good section of matching wall, base and drawer units. Eye level electric oven and grill. Electric hob. Ceramic sink and drainer. Radiator. Double glazed window and door to side aspect. Space for table and chairs. Arch to:

Lounge 5.31 x 4.09 (17'5" x 13'5")

Double glazed bow window to front aspect. Double glazed window to side aspect. Two radiators. Electric fire.

Inner hallway

Loft access. Cupboard housing "Ideal" wall hung boiler. Doors to:

Bedroom 4.04 x 2.99 (13'3" x 9'9")

Double glazed Bow window to rear aspect. Radiator.

Bedroom 3.75 x 2.32 (12'3" x 7'7")

Double glazed Bow window to rear aspect. Radiator.

Wet room 2.16 x 1.61 (7'1" x 5'3")

Double glazed window to side aspect. Heated towel rail. Low level WC. Hand basin. Shower area. Tiled walls.

Outside

Rear: Decked for easy maintenance. Gate to

garage.

Garage: Up and over door

Front: Astro turf.

Additional Information

Council tax band "C"

EPC: "C"

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GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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 C2024



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		89	(92 plus) A
(81-91) B		73	(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
England & Wales	EU Directive 2002/91/EC		England & Wales

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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