



35 WOODHALL DRIVE

SANDOWN, PO36 9QB

£315,000
FREEHOLD

A beautifully presented 2 bedroom detached bungalow that has recently benefited from a full internal refurbishment. Located in quiet cul-de-sac, but only a short walk to Aldi, Morrisons and island bus links etc. Also boasting; good sized garden, single garage & off road Parking. Offered Chain Free.

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SALES & LETTINGS

35 WOODHALL DRIVE

- 2 Bedroom detached bungalow • Recently, beautifully modernised • Garage and parking • Chain Free



The accommodation with approximate measurements co

Kitchen 12'10" x 10'2"

Brand new, navy blue & grey fully fitted kitchen. New double glazed window to front & front door. Stainless steel sink and mono tap. Brand new electric oven, hob with extractor over. New slim-line dishwasher. (All with guarantees). Radiator. Storage cupboard.

Utility Cupboard

New ideal Classic 2 gas boiler with 5 year guarantee. Plumbing for washing machine & extra storage

Lounge / Diner 19'4" x 11'1"

Double glazed window. 2 x Radiators. Double glazed window to front & 'French doors' to rear garden. Feature fireplace. New porcelain floor tiles.

Bedroom 11'1" x 8'10"

Double glazed window to rear. Radiator. New carpet.

Bedroom 8'10" x 7'10"

Double glazed window to rear. Radiator. New carpet.

Shower Room

Double glazed window. Large walk in shower. Vanity unit with sink and W.C. Stainless steel towel rail. Tiled flooring.

Outside

Good sized rear garden which is currently a blank canvas.

Property has gates at both sides of the property to the back garden

New gutters and downpipes all around the bungalow.

Front.

Parking. Garage (nearest to road)



GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		68	
(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			
(21-38) F			
(1-20) G			
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