





# 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 slimline 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.  $2 \times Radiators$ . 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)





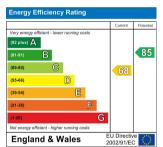
#### GROUND FLOOR 574 sq.ft. (53.4 sq.m.) approx.

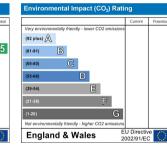


TOTAL FLOOR AREA: 574 sq.ft. (53.4 sq.m.) approx

Whilst every alteright has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other tiens are approximate and no responsibility is taken for any error, ormsistion or me statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The sea so to their operability or efficiency can be given the second on the guarantee as to their operability or efficiency can be given.







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