



## 64 DOWNSVIEW GARDENS

WOOTTON BRIDGE, PO33 4LS

£220,000  
FREEHOLD

This delightful 2-bedroom bungalow is a blank canvas and is a rare find in the area. Situated in a quiet position, yet close to amenities, this home offers a peaceful retreat for your next forward purchase. One of the standout features of this property is the fact that it is chain-free, making the buying process smooth and hassle-free.

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- 2 bedroom end of terrace bungalow
- Private manageable garden
- Off road parking for 2 cars
- CHAIN FREE
- Quiet position



The accommodation with approximate measurements

**Double glazed door to:**

**Entrance area**

Good size space for coats and shoes. Door to:

**Lounge 4.56 x 3.36 (14'11" x 11'0")**

Double glazed bay window to front aspect.

Radiator. Doors to inner hallway and kitchen.

**Kitchen 2.72 x 2.59 (8'11" x 8'5")**

Fitted with matching wall, base and drawer units.

Stainless steel sink and drainer with tiled splash back. Space for washing machine, free standing cooker and fridge/freezer. Radiator.

**Inner hallway**

Airing cupboard housing Glow Worm boiler ( 1 YEAR OLD) and shelving. Doors to:

**Bedroom 4.21 x 2.86 (13'9" x 9'4")**

Double glazed French doors to rear aspect and enclosed garden. Radiator.

**Bedroom 3.41 x 2.47 (11'2" x 8'1")**

Window to rear aspect. Radiator.

**Bathroom**

Bath with shower attachment. Low level WC. Hand basin. Radiator. Double glazed window to rear aspect.

**Outside**

Rear: fully enclosed and mainly laid to lawn. Gate

to parking.

Front: Mainly laid to lawn

Side: Off road parking for 2 cars.

**Additional information**

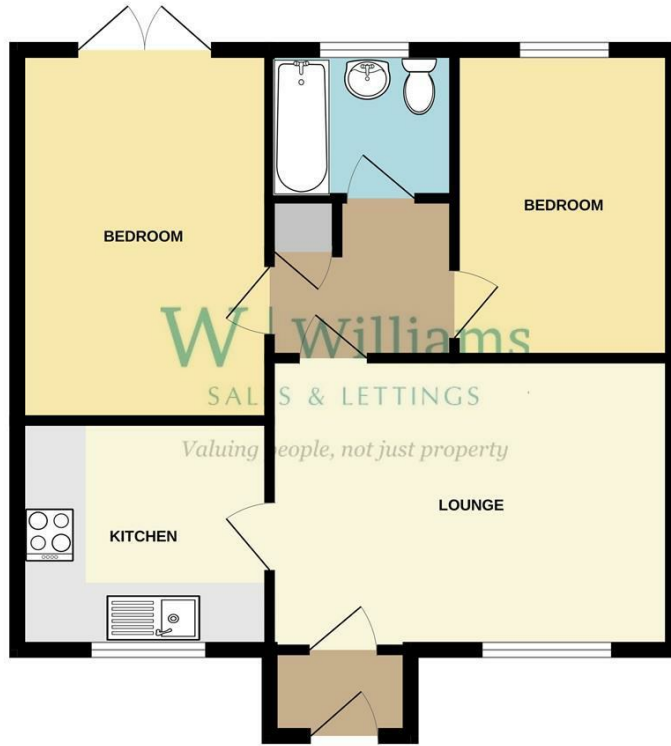
Council tax band: "B"

EPC " D"

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GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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