



£330,000

PLOT 2, 50 PALMERS ROAD, WOOTTON BRIDGE, RYDE  
ISLE OF WIGHT, PO33 4ND

Hose  
Rhodes  
Dickson

Picture Depicts Plot 1.



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- Brand New 3 Bedroom Semi-Detached House
- 10 Year NHBC Warranty
- Open Plan Living
- Choice of Kitchen
- Off Road Parking and Garage
- Sought After Location
- CHAIN FREE!

While it is hard enough to find a property in Palmers Road, Wootton Bridge, it is an even bigger task to find a brand new property that needs nothing doing to it where you can move in and enjoy easy living. These well thought out properties have been developed to a very high standard and will suit a variety of buyers. Built with the assurance of a 10 year NHBC guarantee you will have peace of mind that maintenance is kept to a minimum. These have been built keeping in mind the flexibility that the modern family needs and expects from their home. To the rear of the property is an exceptionally large garden and a short walk away is Wootton's own recreation ground. Being in Wootton means that you are a stone's throw away from shop's and eateries, including Tesco Express and "The Lakeside" complimentary health centre to name but a few. There is also the added bonus of being a 3-4 min drive away from Fishbourne's "Wightlink Ferry" terminal, allowing easy access to the mainland. We believe that this property is competitively priced in the current market and viewing is advised to truly appreciate what this family home has to offer.

#### ENTRANCE HALL

**OPEN PLAN KITCHEN/DINER** 18' 7" max x 18' 0" (5.67m x 5.49m)

**LIVING ROOM** 12' 10" x 11' 4" (3.92m x 3.46m)

**WC**

#### FIRST FLOOR

#### LANDING

**BEDROOM 1** 13' 11" x 13' 11" plus recess (4.25m x 4.25m)

**ENSUITE** Comprising a shower, wc and hand was basin. Frosted double glazed window.

**BEDROOM 2** 20' 6" x 11' 4" (6.25m x 3.46m)

**BEDROOM 3** 14' 9" x 7' 10" (4.5m x 2.4m)

**BATHROOM** Bath with shower overhead, wc and hand wash basin.

#### GARAGE

**EXTERNAL** A very good size garden with access to the recreational ground and off road parking in addition to your integral garage.

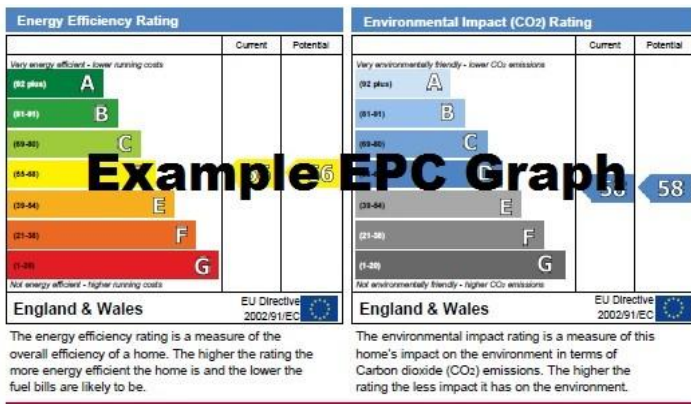
Council Tax Band: TBC

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*Call Jon on* 01983 529944

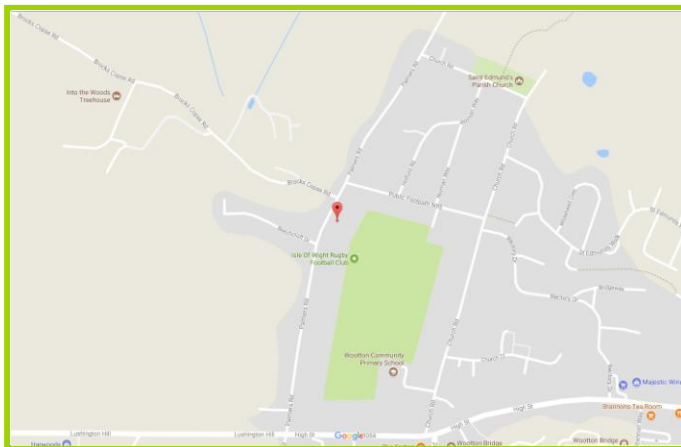


Total area: approx. 146.8 sq. metres (1580.5 sq. feet)

This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. The floor areas are approximate and include carport, garage and workshop on the ground floor. Plan produced using PlanUp.

## Where to find the property

50b Palmers Road, Wootton Bridge, Ryde, PO33 4ND



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Newport office to arrange a viewing

01983 521144 or email [newport@hrdiw.co.uk](mailto:newport@hrdiw.co.uk)

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