



3 YARBOROUGH TERRACE ST. JOHNS ROAD WROXALL, PO38 3ED

£220,000
FREEHOLD

A 3 bedroom terraced home within Wroxall, benefitting from good size room and a lovely manageable garden. Rural views. Near to Wroxall primary school.

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SALES & LETTINGS

3 YARBOROUGH TERRACE ST.

- 3 Bedroom terraced home
- Lovely garden
- Good size rooms
- Rural views



The accommodation with appropriate measurements co

Hallway

Stairs to 1st floor.

Lounge 11'9" x 12'9"

Large double glazed windows to front. Radiator. Fireplace (boarded)

Dining Room / Reception 10'5" x 10'2"

Double glazed window to rear. Radiator.

Kitchen 9'6" min 15'1" max x 9'6" min

Double glazed windows to side. Double glazed doors to rear garden. Range of wall and floor units with tiled splash back. Sink and drainer. Space for washing machine, dryer and cooker. Radiator.

Landing

1/2 landing. Loft access. Storage.

Bedroom 12'1" x 9'6"

Double glazed window to front with rural Scenic glimpses. Radiator.

Bedroom 8'6" x 6'6"

Double glazed window to front. Radiator.

Bedroom 10'5" x 10'2"

Double glazed window to rear. Radiator.

Shower room

Obscured double glazed window to rear. Basin. Low level W.C. Shower. Wall mounted boiler. Tiled walls. Radiator.

W.C

Obscured double glazed window to side. W.C

Outside

Rear. Patio area steps up to lawned area. Shed.

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GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



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TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(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
		64	
		78	
England & Wales	EU Directive 2002/91/EC		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