



92A PALMERS ROAD
WOOTTON BRIDGE, PO33 4NE

£430,000
FREEHOLD

CHAIN FREE. Beautiful, 3 bedroom detached home situated within a sought after area of Wootton with lovely rural walks to beach from doorstep. LARGE WORKSHOP. DOWNSTAIRS bedroom and SHOWER ROOM.

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92A PALMERS ROAD

- CHAIN FREE • Detached 3 bedroom home
- Beautiful rural walks to beach from doorstep
- Gardens and WORKSHOP
- Downstairs Bedroom and Shower Room
- Remainder of NHBC guarantee



The accommodation with approximate measurements co

Double glazed door to

Hallway

Radiator. Walk in cupboard. Stairs to first floor. Doors to:

Lounge 6.1 x 4.7 (20'0" x 15'5")

Double glazed window to side aspect and double glazed doors to rear aspect. Walk in cupboard with storage space and consumer unit. Radiator.

Kitchen/diner 4.83 x 3.18 (15'10" x 10'5")

A nicely fitted kitchen with matching wall, base and drawer units. Fitted double oven. Electric hob with extractor over. Stainless steel sink and mixer tap. Fitted dishwasher. Space for washing machine and American Fridge/freezer. Cupboard housing Worcester boiler. Double glazed windows to front and side aspect. Space for table and chairs.

Bedroom 3 3.1 x 2.95 (10'2" x 9'8")

Double glazed window to front aspect. Radiator.

Shower room

Double glazed window to side aspect. Radiator. Shower cubicle. Hand basin. Low level WC.

Stairs to first floor

Landing

Velux window. Storage cupboard. Doors to:

Bedroom 4.83 x 4.17 (15'10" x 13'8")

Double glazed window to front and side aspect. Radiator. Storage into eaves. Fitted wardrobes.

Bedroom 3.81 x 4.17 (12'5" x 13'8")

Double glazed window to rear aspect. Radiator. Storage into eaves. Fitted wardrobes.

Bathroom

Double glazed window to side aspect. Part tiled. Bath with shower over and glass screen. Radiator. Low level WC. Radiator.

Outside

REAR: Fully enclosed garden and mainly laid to lawn. Patio area. Large workshop (18' x 12') / craft room with power and light ideal for home hobbies or workshop. Shed. Gate to front aspect. Outside lights. Outside power point.

FRONT: Bloc paved off road parking provides ample room for parking.

Additional information

Council tax band "E"

EPC " C"

Balance of NHBC. The property was built in 2017



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B		80	(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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