



52 CHURCH ROAD WOOTTON BRIDGE, PO33 4PZ

£500,000
FREEHOLD

A STUNNING 3 bedroom chalet bungalow in a SOUGHT AFTER location. Fabulously presented. Downstairs bedroom and bathroom which may suit an older relative etc. Must be viewed.. Good nearby walks. Level walk to High Street.

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52 CHURCH ROAD

- 3 Bedroom chalet bungalow
- Beautifully presented
- Fabulous, quiet location
- Good size, manageable garden



Porch

Covered porch with double glazed door to hallway.

Hallway

Radiator. Under stairs storage.

Lounge 14'5" x 11'5"

Double glazed bay window to front. Feature panel wall. Radiator. Feature stove.

Stunning L-Shaped Kitchen / Diner 21'3" max x 11'5"

Double glazed windows to rear. Range of wall and floor units with tiled splash back. 2 electric ovens. Electric hob with extractor over. 2 x fridge freezers. Dishwasher. Arch to

Utility Room

Double glazed door to rear garden. Obscured double glazed window to side. Range of wall and floor units with tiled splash back. Space for washing machine. Space for dryer. Stainless steel sink and drainer. Heated towel rail.

Conservatory

Overlooking the rear garden. Double patio doors to rear decking. Blinds included.

Bedroom 11'1" x 9'10"

Double glazed bay window to front. Radiator. Storage cupboards. Feature panelled wall.

Downstairs Bathroom.

Obscured double glazed window to side. Bath with shower over. Basin set into vanity unit. Low level W.C. Heated towel rail.

Landing

Velux window. Storage cupboard.

Bedroom 11'5" x 11'9" + wardrobes

Obscured double glazed windows to side. 2 x Velux windows. Built in wardrobes to one whole wall. Radiator.

Bedroom 18'4" max 5'10" min 7'6" max

An unusual L-shaped room. Double glazed windows to side. Further small dressing room / storage. Under eaves storage. Radiator.

Shower room

Velux window. Tiled shower cubicle. Basin set into vanity unit. Low level W.C. Heated towel rail.

Outside

Front.

Ample drive way. Side access.

Side and rear

Large patio and decked area. Good size shed with power. Bin storage area.

Rear

Decking leads to a good size yet manageable garden mainly laid to lawn. Power and water

Freehold

Council Tax: D

EPC: C

Vendors have to find an onward purchase.

52 CHURCH ROAD



GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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