



SIGH SOARA RED ROAD WOOTTON BRIDGE, PO33 4PQ

£275,000
FREEHOLD

A beautifully presented two bedroom semidetached bungalow which has been upgraded and modernised throughout. Tucked away close to the village hub and on an unmade road. A great property to just move straight into. CHAIN FREE. Council tax band "C"

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SIGH SOARA RED ROAD

- 2 bedroom semi detached
- Immaculate and modernised throughout
- Garage and easily maintained garden
- Quiet position
- Close to village hub
- CHAIN FREE



The accommodation with approximate measurements

Double glazed door to

Porch

Door to

Hallway

Radiator with feature cover. Loft access with ladder. (Insulated)

Lounge 6.0 x 3.06 (19'8" x 10'0")

Double glazed French doors and windows to rear aspect. Radiator with feature cover.

Kitchen 2.79 x 3.55 (9'1" x 11'7")

Fully fitted with matching wall, base and drawer units. Stainless steel sink with mixer tap. Tiled splash back. Built in electric oven. Gas hob with extractor over. Breakfast bar. Double glazed window to side and rear aspect. Space for washing machine. Built in dishwasher. Double glazed window to side and rear aspect. Glow Worm wall hung boiler (4 years old)

Bedroom 2.60 x 3.0 (8'6" x 9'10")

Double glazed window to front aspect. Radiator. Built in wardrobe.

Bedroom

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Bath with

shower over. Glass screen. Low level WC. Hand basin. Heated towel rail. Part tiled.

Outside

Rear: Large patio area. Astro turf for easy maintenance. Gravel path to side aspect

Front: Parking for two cars.

Garage

Up and over door.

Additional Information

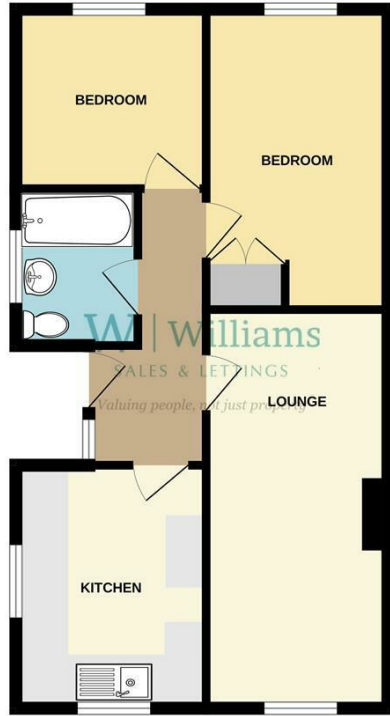
Council Tax Band : "C"

EPC: "F" please note the property has since had a new boiler, radiators and double glazed windows.

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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 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.
 Made with Metropix C2023



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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SALES & LETTINGS

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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