



12 STATION ROAD WOOTTON BRIDGE, PO33 4QU

£375,000
FREEHOLD

Situated in the village of Wootton, this 3 bedroom detached home offers a lovely family home which has had a full refurbishment throughout. Large garden. Offered as CHAIN FREE. Council tax band "D"

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SALES & LETTINGS

12 STATION ROAD

- 3 bedroom detached (1 en-suite) • REFURBISHED THROUGHOUT • Large garden • Garage and ORP • CHAIN FREE



Door to

Lounge / Diner 8.77 x 3.67 (28'9" x 12'0")

New double glazed windows to front aspect and side aspect. . Two radiators . High level cupboard housing consumer unit and electric meter. Double glazed French doors to rear aspect. Feature fire place with inset electric fire. Stairs to first floor.

Inner hallway

Double glazed window to side aspect. Doors to :

WC

Double glazed window to side aspect. Low level WC. Hand basin with vanity storage.

Kitchen 5.33 x 3.62 (17'5" x 11'10")

New fitted kitchen with matching wall, base, larder unit and drawer units. Fitted electric oven. Electric hob with extractor over. Space for washing machine. Stainless steel sink and drainer with mixer tap. Tiled splash back.space for washing machine. Wall hung Glow Worm boiler. Double glazed windows to both side aspects and rear aspects. Double glazed door to rear aspect. Radiator. Space for table and chairs.

Stairs to first floor

Double glazed window to side aspect. Loft access. Doors to :

Landing

Airing cupboard. Doors to:

Bedroom 4.18 x 3.68 (13'8" x 12'0")

Double glazed windows to both front and rear aspect. Radiator. Door to:

En suite

Corner shower cubicle. Low level WC. Hand basin. Radiator.

Bedroom 3.59 x 3.69 (max) 2.62(min) (11'9" x 12'1" (max) 8'7"(min))

Double glazed window to front aspect. Radiator.

Bedroom 3.37 x 1.86 (11'0" x 6'1")

Double glazed window to side aspect. Radiator.

Bathroom

Double glazed window to side aspect. Low level WC. Hand basin with vanity. Bath with shower over and glass screen. Radiator.

Outside

Garage and workshop. Off road parking

Rear: New fences. A blank canvas for any avid gardener.

Front: ORP. Lawn area. Picket fences to the front.

Additional informatton

Council tax band: "D"

EPC: tbc

Please note the back garden has been sectioned off

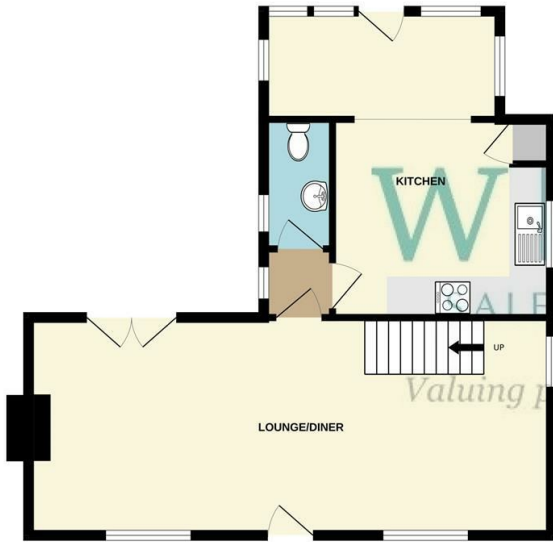
12 STATION ROAD

and the current owner will retain the rear section.
This can be purchased under separate negotiation.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

FIRST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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 (CO ₂) 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