



10 BEEHCROFT DRIVE
WOOTTON BRIDGE, PO33 4NB

£365,000
FREEHOLD

SUPER location.. A well presented 3 bedroom detached bungalow with a GOOD SIZE, MANAGEABLE GARDEN, GARAGE and DRIVEWAY. Located in a quiet and sought after location within the village.

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10 BEEHCROFT DRIVE

- 3 bedroom detached bungalow
- Immaculate throughout
- Quiet location
- Easily maintained gardens



The accommodation with approximate measurements

Porch

Tiled flooring. Door to:

Hallway

Storage cupboard which is shelved. Cupboard housing electric meter. Radiator. Loft access (insulated). Additional cupboard with consumer unit.. Doors

Lounge 6.0 x 3.51 (max) (19'8" x 11'6" (max))

Double glazed Bow window to front aspect. Double glazed window to side aspect. Radiator. Feature fire place with inset fire.

Kitchen 2.97 x 2.45 (9'8" x 8'0")

Fully fitted with matching wall, base and drawer units. Breakfast bar. Stainless steel sink and drainer. Built in fridge / freezer. Built in electric oven and hob with extractor over. Wall hung Glow Worm boiler. Space for washing machine. Double glazed window and door to side aspect.

Bedroom 3.17 x 2.53/ (10'4" x 8'3"/)

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

Bedroom 3.53 x 3.46; (11'6" x 11'4";)

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

Bedroom 2.41 x 3.57; (7'10" x 11'8";)

Double glazed window to side aspect. Radiator.

Shower room

Double glazed window to side aspect. Walk in shower. Hand basin with vanity storage. Tiled walls. Radiator.

WC

Low level WC with vanity storage. Tiled flooring. Tiled walls.

Outside

REAR: mainly laid to lawn. Mature shrubs and plants. Shed with power.

FRONT: Paved drive way. Mainly laid to lawn.

Garage.

Up and over door. Light and power.

Additional Information

Tenure: Freehold

Council; tax band "D"

EPC "D"

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GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		62	
(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