



9 ST. EDMUNDS WALK WOOTTON BRIDGE, PO33 4JB

£345,000
FREEHOLD

Welcome to St. Edmunds Walk, Wootton Bridge, Ryde - a charming location for this delightful detached bungalow!

Step inside this fully renovated property built in 1970, and you'll find a spacious reception room perfect for entertaining guests or relaxing with your family. With three double bedrooms, there's plenty of space for everyone to enjoy their own private sanctuary.

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- IN THE PROCESS OF BEING TOTALLY REFURBISHED • NEW windows, kitchen, bathroom, electrics, carpets, radiators, combi boiler..... • 3 Bedroom detached bungalow • Good size garden • Close to Wootton Creek and Woodside beach • Opportunity to extend in the future • COMPLETION May 2024



The accommodation with approximate measurements

New double glazed door to:

Door to:

Entering into hallway. Loft access Doors to:

Bedroom 2.699 x 2.694 (8'10" x 8'10")

New double glazed window to front aspect. New carpets. Radiator.

Bedroom 3.905 x 2.862 (12'9" x 9'4")

New double glazed window to front aspect. New carpets. Radiator.

Bathroom 1.708 x 1.987 (5'7" x 6'6")

Low level corner shower with sliding doors, Hand basin with vanity storage. Low level WC. Heated towel rail. (to be installed)

Bedroom 2.315 x 3.515 (7'7" x 11'6")

New double glazed window to side aspect. Radiator.

Kitchen / Lounge / Diner 7.887 x 3.464 (lounge 3.895) (25'10" x 11'4" (lounge 12'9"))

BRAND NEW fitted kitchen with wall, base and drawer units. Stainless steel sink with mixer tap and drainer. Fitted electric oven and gas hob with extractor over. Space for fridge/freezer. Space for washing machine & dishwasher.

New double glazed window to rear of property.

New flooring, Carpets. Radiators.

New double glazed french doors to enclosed garden.

Rear

Enclosed garden. Patio area. New fencing to the rear and side of garden. Mature trees planted for screening. blank canvas to allow you to design your perfect garden.

Garage.

Up and over door. Power and light. Wall hung boiler. Consumer unit.

Additional information

Completion of refurbishment approx end of May 2024 and can be ready to move straight into by this time.

Plans available for opportunity to extend the property upon request

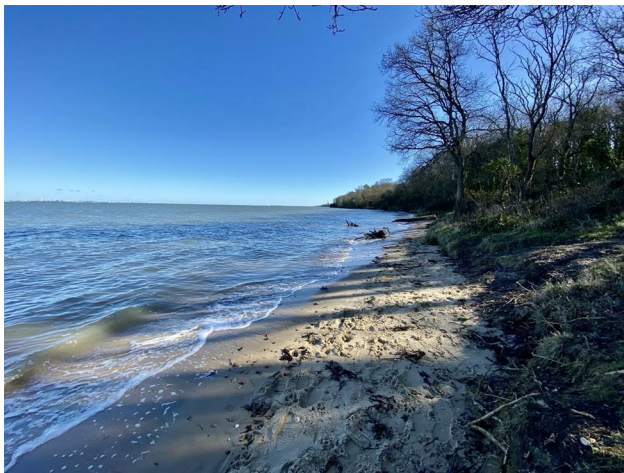
OPTION AVAILABLE TO ADD SOLAR PANELS AT THE BUYERS EXPENSE

PICTURES SHOW AN IDEA OF LAYOUT AND ARE SUBJECT TO CHANGE.

Council tax Band : "D"

EPC: Band TBC

Disclaimer: Please note the property is being sold by a member of staff at Williams Estate Agents



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GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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