



17 ST. EDMUNDS WALK
WOOTTON BRIDGE, PO33 4JB

£275,000
FREEHOLD

Positioned favourable within the village of Wootton and close to all local amenities. The bungalow offers 3 bedrooms and a good size lounge/diner. Easily maintained garden and garage. Offered as CHAIN FREE.

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17 ST. EDMUNDS WALK

- 3 bedroom detached bungalow
- Good size rooms
- Garden and garage
- Some modernisation required
- CHAIN FREE



Double glazed door to

Porch

Tiled flooring. Door to

Hallway

Loft access. Doors to:

Bedroom 2.70 x 2.77 (8'10" x 9'1")

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

Bedroom 3.7 x 2.9 (12'1" x 9'6")

Double glazed window. Radiator.

Bathroom

Over sized shower cubicle. Low level WC. Hand basin with vanity storage.

Kitchen 2.7 max x 2.4 max (8'10" max x 7'10" max)

Double glazed window and door to side aspect. Fitted with wall, base and drawer units. Stainless steel sink and drainer. Tiled splash back. Space for fridge/freezer. Cupboard housing Glow Worm floor standing boiler. Double glazed door to:

Porch 2.8 x 1.3 (9'2" x 4'3")

Part brick and double glazed. Door to garden. Plumbing for washing machine.

Lounge / diner 4.9 x 3.0 and 3.1 x 2.4 (16'0" x 9'10" and 10'2" x 7'10")

"L" shaped lounge / diner. Radiator. Double glazed French doors and windows to rear aspect.

Bedroom 3.8 x 2.8 (12'5" x 9'2")

Double glazed window to rear aspect. Radiator.

Outside

Rear: Easily maintained and mainly paved. Shed. Greenhouse. Pond. Gate to side aspect.

Front: Mainly laid to lawn. Drive to garage.

Garage: Up and over door.

Additional Information

Council tax band: "D"

EPC: "E"

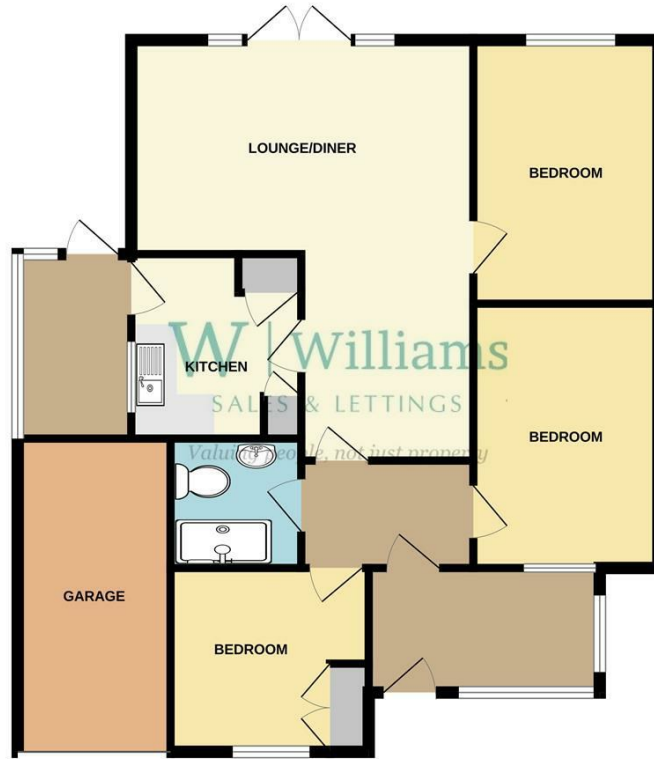
SOLAR PANELS: FULLY OWNED



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GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		77	
	43		
England & Wales	EU Directive 2002/91/EC		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