



34 COOK AVENUE
, PO30 2LL

£280,000
FREEHOLD

CHAIN FREE. A spacious 2 bedroom detached bungalow. In good condition and well presented. Good size manageable gardens to front and rear. DRIVEWAY. GARAGE.

W | Williams
SALES & LETTINGS

34 COOK AVENUE

- Spacious 2 bedroom detached bungalow
- Garage and Driveway
- Well presented
- Chain Free



The accommodation with approximate measurements co

Double glazed door and side panel to Porch.
Single glazed door to:

Hallway

Storage cupboard housing electrics. Loft access.
Further large storage cupboard. Radiator.

Separate W.C

Obscured double glazed window. W.C. Basin.
Radiator.

Kitchen/ Breakfast Room 11'5" x 9'2"

Double glazed windows to front. A range of wall and floor kitchen units with tiled splash back.
Breakfast bar. Space for cooker. Space for washing machine. Stainless steel sink and drainer. Storage cupboard containing Glow Worm boiler. Side door to passage way leading to front and rear gardens and garage.

Lounge 18'4" x 12'1"

Double glazed patio doors to rear garden. Double glazed window to side. Radiator.

Bathroom

Obscured double glazed window. Bath with electric shower. Basin. Radiator.

Bedroom 14'5" x 10'2" in

Obscured double glazed window to front. Radiator.
Large built in furniture.

Bedroom 11'1" + wardrobes x 9'6"

Double glazed window to front. Radiator. Large built in wardrobes.

Outside

Front

Large bloc paved driveway. Low maintenance shingled garden area. Side access to rear. Internal enclosed side access to garage and rear.

Garage

Up and over garage door. Power and light.

Rear.

Low maintenance garden. Good size decking leading from lounge doors.

Chain Free

EPC: D

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TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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-measurement. 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 C2024



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