





# **20 HIGH STREET** WOOTTON BRIDGE, PO33 4PE

# £240,000 FREEHOLD

Situated in the hub of the village and offering 3 bedrooms and a mature garden. Ample living space with lots of character. A lovely cottage to stamp your mark on. An early viewing recommended.

Williams SALES & LETTINGS

### **20 HIGH STREET**

• 3 bedroom semi detached

- cottage Mature garden Village
- location Close to all amenities





#### Door to

# The accommodation with approximate measurements

# Entrance hallway/ relaxing area 3.31 x 2.64 (10'10" x 8'7")

Stone floor. Double glazed window to front aspect. Under stairs cupboard with consumer unit. Door to lounge. Stairs to first floor. Door to dining room.

#### Lounge 3.81 x 3.55 (12'5" x 11'7" )

Double glazed window to front aspect. Brick fire place with multi fuel (Disconnected) Radiator.

#### Dining room 1.98m x 3.61m (6'6" x 11'10" )

Exposed floor boards. Double glazed window to side aspect. Radiator Storage cupboard. Arch to:

#### Kitchen 3.68 x 1.44 (12'0" x 4'8")

Fitted wall and base units. Stainless steel sink and drainer. Space for free standing cooker and fridge. Double glazed window and door to rear aspect.

#### Inner hallway

Tiled flooring. Space and plumbing for washing machine. Stable door to garden. Door to:

#### Shower room

Shower cubicle. Low level WC. Hand basin. Double glazed window to side aspect. Tiled flooring.

#### Stairs to first floor

#### Bedroom 3.33 x 2.65 (10'11" x 8'8")

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

#### Bedroom 3.58 x 3.57 (11'8" x 11'8")

Double glazed window to front aspect. Radiator. Original fireplace.

#### Master bedroom 4.30 x 3.41 (14'1" x 11'2" )

Double glazed window to rear aspect. Radiator. Exposed floor boards. Built in wardrobes. Boiler housed in cupboard installed 2022.

#### Outside

#### Rear/ side

Mature planted garden with patio areas. Wooden shed. Access to Red Road

Additional Information Council tax band: "C"

Planning permission was granted historically for Off Road parking but has since lapsed.













# 20 HIGH STREET





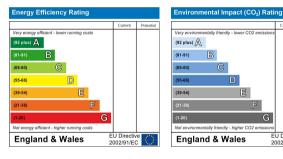




GROUND FLOOR 488 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR 417 sq.ft. (38.8 sq.m.) approx.





EU Directive 2002/91/EC

TOTAL FLOOR AREA: 990 5 sq.ft. (84.1 sq. m.) approx. While revey attempt has been made to ensure the accuracy of the floorgian contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any remr mission or mis-statement. This plan is for illustrative purposes only and advantue to the used as such by any nospective purchase. The services, systems and appliances shown have not been tested and no guarante as to the wide with Meriopor C2024.

# W | Williams

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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