



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.

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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

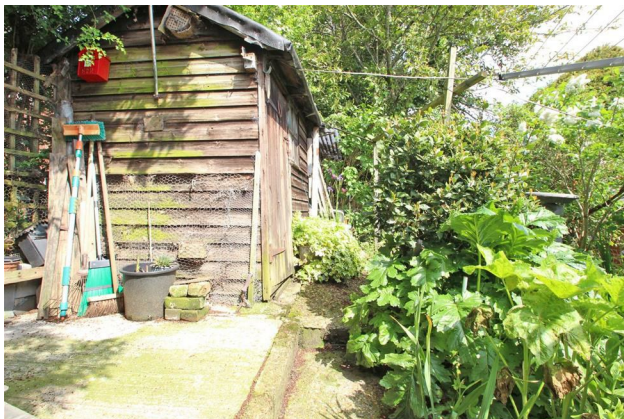
Additional Information

Council tax band: "C"

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



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

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

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Valuing people, not just property

TOTAL FLOOR AREA : 905 sq.ft. (84.1 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 (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