

30 HIGH STREET

WOOTTON BRIDGE, PO33 4LU

£210,000
FREEHOLD

This charming 2-bedroom cottage is located in the heart of Wootton Bridge, Ryde. Situated on the High Street, this end terrace house is a true gem waiting to be discovered. Good size rooms and a mature good size garden enhance it further. Offered as CHAIN FREE.

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- 2 bedroom cottage • Village location • 2 reception rooms • 2 Bathrooms • CHAIN FREE



The accommodation with approximate measurements co

Door to

Hallway

Stairs to first floor. Gas meter. Doors to:

Lounge 3.52 x 3.52 (11'6" x 11'6")

Double glazed window to front aspect. Radiator.

Dining room 3.26 x 3.49 (10'8" x 11'5")

Double glazed window to side aspect. Under stairs cupboard with electric meter and consumer unit. . Radiator. Door to:

Kitchen 3.63 x 2.24 (11'10" x 7'4")

Fitted with matching wall, base and drawer units. Space for free standing cooker. Stainless steel sink and drainer with mixer tap. Space for fridge and washing machine. Double glazed window to side aspect. Radiator. Door to

Utility room 2.67 x 2.24 (8'9" x 7'4")

Space for utilities. Door to garden. Door to:

Wet room 1.23 x 2,39 (4'0" x 6'6",127'11")

Tiled walls. Shower area. Low level WC. Hand basin. Electric wall heater.

Stairs to first floor

Bedroom 3.55 x 3.55 (11'7" x 11'7")

Double glazed window to front aspect. Radiator. Built in cupboard with wall hung boiler.

Bedroom 3.54 x 3.29 (11'7" x 10'9")

Double glazed window to side aspect. Radiator.

Bathroom 3.54 x 2.15 (11'7" x 7'0")

Bath with shower over. WC. Hand basin. Radiator. Window to rear aspect.

Outside

REAR: good size garden mainly laid to lawn with mature shrubs and trees. Decking. Patio area. Gate to front side aspect.

FRONT: Steps to front entrance. Mainly laid to lawn.

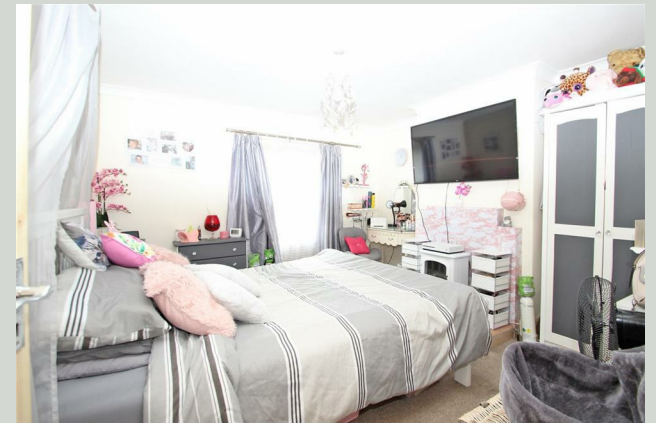
Additional information

Council tax: Band "B"

EPC: "E"

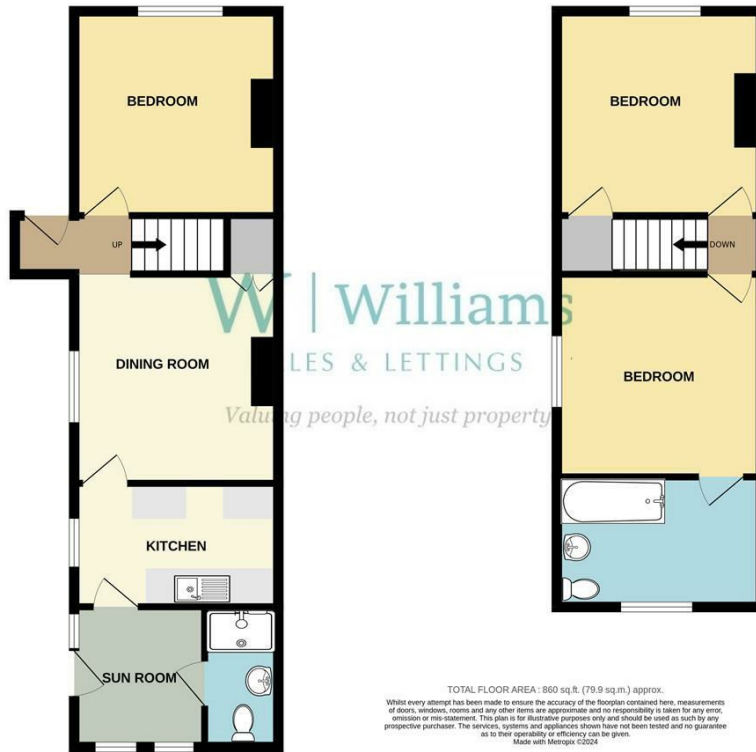


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GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

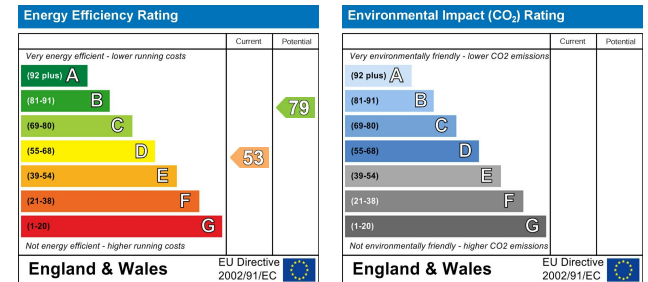
1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



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Valuing people, not just property

TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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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