



## 48 STATION ROAD WOOTTON BRIDGE, PO33 4RA

£360,000  
FREEHOLD

This delightful semi-detached house boasts three bedrooms and has been extended, providing even more room for you to enjoy. The house has been tastefully upgraded and is beautifully presented, ready for you to move in without the hassle of renovations.

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- 3 bedroom extended semi detached.
- Good size rooms
- Nicely presented
- Enclosed easily maintained garden
- Off road parking



## Door to

## Hallway

Double glazed window to side aspect. Radiator. Consumer unit concealed in cupboard. Stairs to first floor. Doors to:

## Lounge 3.55 x 4.50 (11'7" x 14'9" )

Radiator. Square bay window to front aspect. Feature fire place. ( not tested or used)

## Dining room 3.54 x 3.68 (11'7" x 12'0" )

Double glazed window to side aspect. Large under stairs walk in cupboard, further built in storage cupboard. Feature fire place. Open to:

## Kitchen / Diner 5.87 x 3.62 (19'3" x 11'10" )

Fully fitted with matching wall, base and drawer units. Sink and drainer with mixer tap. Matching Island. Built in dishwasher. Space and plumbing for washing machine. Space for Range cooker. Space for fridge / freezer. Radiator. Two double glazed windows to both side aspects. Double glazed door to side aspect, Double glazed French doors to garden. Room for table and chairs. Wall hung boiler.

## Stairs to first floor

## Landing

Loft access. Doors to:

## Bedroom 3.60x 3.63 (11'9"x 11'10")

Double glazed window to front aspect. Radiator. Feature fire place.

## Bedroom 2.82 x 1.63 (9'3" x 5'4")

Double glazed window to side aspect. Radiator.

## Bathroom 2.76 x 1.82 (9'0" x 5'11")

Double glazed window to side aspect. P shape bath with shower over and glass screen. Feature hand basin with vanity storage. Low level WC. Heated towel rail.

## Bedroom 3.61 x 2.55 (11'10" x 8'4")

Double glazed window to rear aspect. Radiator.

## Outside

Rear: Fully enclosed and mainly laid to lawn. large shed. Patio area. Gate to side aspect.

Front: Paved parking area.

## Additional information

Council tax band: "C"



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Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix (2024)



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |
|   |                         | 70   |   |
|   |                         | 82   |   |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |
|   |                         |  | EU Directive 2002/91/EC   |

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