





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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SALES & LETTINGS

48 STATION ROAD

• 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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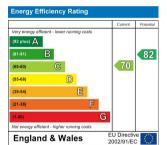


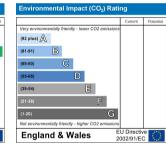




Whilst every altering has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility to taken for any exist. The prospective purchaser. The enriches, systems and appliances shown have not been tested and no guarantee as to their operations, and the properties of the pr







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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