



## 24 CHURCH ROAD WOOTTON BRIDGE, PO33 4PX

£395,000  
FREEHOLD

A 3-bedroom detached house located on Church Road in the sought-after area of Wootton Bridge. This property offers a fantastic opportunity for those looking to create their dream home as it is in need of modernisation throughout. Situated on a great mature plot, this house provides ample space for outdoor activities and gardening enthusiasts. The chain-free status of this property makes it an even more appealing.

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# 24 CHURCH ROAD

- 3 bedroom detached
- In need of modernisation
- Great mature plot
- Sought after road
- Chain Free



The accommodation with approximate measurements

Sliding door to:

## Hallway

Understairs cupboard. Cloaks cupboard. Doors to:

## Car Port

Roller shutter. Double glazed window to side aspect. Up and over door (broken) to garage, with light and power and electric meter. Sliding door:

## Porch

Door to:

## WC

Window to front aspect. Hand basin. Low level WC. Radiator.

## Kitchen 4.18 x 2.84 (13'8" x 9'3")

Double glazed window to rear aspect. Some fitted units. Spaces for utilities. Radiator. Door to dining room and inner porch

## Inner porch

Larder store. Door to rear garden. Door to garage.

## Dining room 3.51 x 2.79 (11'6" x 9'1")

Double glazed window to rear aspect. Radiator. Doors to lounge and sun room.

## Lounge 4.88 x 3.49 (16'0" x 11'5")

Double glazed window to front aspect. Radiator. Built in storage and inset fire.

## Summer room 6.53 x 2.21 (21'5" x 7'3")

Part brick and part double glazed Radiator. Door to:

## Outer porch 3.15 x 1.79 (10'4" x 5'10")

Door leading to Swimming pool.

## Pool room 7.32 x 4.06 (24'0" x 13'3")

Please note the existing pool is in need of repair. Power and light.

## Stairs to first floor

## Landing

Airing cupboard. Doors to:

## Bedroom 3.5 x 2.1 (11'5" x 6'10")

Double glazed window to side aspect. Radiator. Built in wardrobe.

## Bedroom 3.8 x 2.9 (12'5" x 9'6" )

Double glazed window to rear aspect. French doors to balcony. Radiator. Built in wardrobes

## Bedroom 3.7 x 3.5 (12'1" x 11'5" )

Double glazed window to front and side aspect. Radiator. Built in wardrobes and chest of drawers.

## Bathroom 2.84 x 1.85 (9'3" x 6'0")

Double glazed window to rear aspect. Bidet. Low level WC, Jacuzzi bath. Hand basin with vanity storage. Radiator.

## Outside

The property sits on a great plot with mature plants , shrubs and trees. Summer house.



From  
with



# 24 CHURCH ROAD









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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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