





# 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 ro:

#### **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:

#### W C

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. Bult 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.

# Fr











### 24 CHURCH ROAD





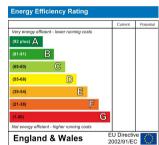


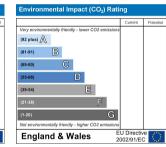












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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements