



81 WELLINGTON ROAD BINSTEAD, PO33 3QL

£320,000
FREEHOLD

A 3 bedroom link detached house, situated in a quiet position and boasting a mature garden. Although some modernisation is needed, this presents an exciting opportunity for the new owners to put their stamp on the property and create a space that truly reflects their style and preferences. CHAIN FREE.

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81 WELLINGTON ROAD

- 3 bedroom link detached • NEW DOUBLE GLAZING • Mature garden and good size plot • Garage and ORP • CHAIN FREE



The accommodation with approximate measurements

Door to:

Hallway

Radiator. Stairs to first floor. Doors to:

Kitchen 3.32 x 2.80 (10'10" x 9'2")

Double glazed window to front aspect. Selection of wall, base and drawer units. Sink and drainer. Electric hob with extractor over. Eye level electric oven. Door to:

Dining room 3.37 x 2.94 (11'0" x 9'7")

Double glazed window to front aspect. Radiator. Open to:

Lounge 3.21 x 6.81 (10'6" x 22'4")

Double glazed French doors to rear aspect. Double glazed window to rear aspect. Open fire place and space for wood burner (checked recently in readiness for installation)

Sun room 3.13 x 3.32 (10'3" x 10'10")

Velux window. Double glazed windows to rear and side aspects. Double glazed door to garden.

Stairs to first floor

Landing

Airing cupboard with Glow Worm boiler. Doors to:

Bedroom 3.4 x 3.4 (11'1" x 11'1")

Double glazed windows to rear and side aspects. Radiator.

Bedroom 3.3 x 2.6 (10'9" x 8'6")

Double glazed window to front aspect. Radiator.

Bedroom 3.1 x 2.4 (10'2" x 7'10")

Double glazed window to rear aspect. Radiator.

WC

Low level WC.

Bathroom

Double glazed window to front aspect. Bath with shower attachment. Hand basin. Radiator.

Outside

Front: Mainly laid to lawn. Mature plants and shrubs. Off road parking.

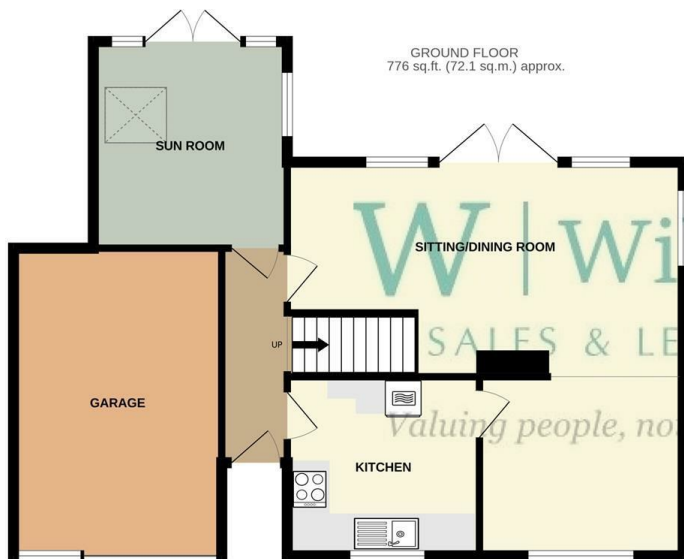
Rear: Mature garden mainly laid to lawn. A good selection of trees, shrubs and plants. Patio area.

Garage: Roller shutter door.



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TOTAL FLOOR AREA : 1218 sq.ft. (113.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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			
		61	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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