



## 79B STATION AVENUE , PO36 8HB

£1,500

A fully furnished 3 bedroom property within walking distance to Sandown town amenities and Sandown train station. Spacious modern open plan kitchen/diner and lounge. Fully fitted kitchen with fridge/freezer, dishwasher and washing machine. Downstairs WC  
Two double bedrooms and one single bedrooms with bunk beds. Family bathroom with bath and shower.  
Off road parking for one car. Small courtyard/patio area with summer house with sauna.  
EPC B

W | Williams  
SALES & LETTINGS



PLEASE ASK US IF YOU WOULD LIKE HELP WITH...

Mortgages  
and Financing

Equity  
release

Pensions and  
Investments

Removals and  
Solicitors

Please note that Wootton Estates recommend 3rd party service providers based on our experience of their high service levels. We may receive a commission payment from them for your recommendation.

**W | Williams**  
SALES & LETTINGS

Williams Islandwide  
41 High Street  
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PO33 4LU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	

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