



## 50 HIGH STREET

WOOTTON BRIDGE, PO33 4PL

£270,000

A modern 2 bedroom (master bedroom en-suite) semi-detached home a stones throw from the village hub. Manageable garden. Parking and offered CHAIN FREE. EPC: B

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SALES & LETTINGS

# 50 HIGH STREET

- Modern 2 bedroom home
- Master bedroom En-suite
- Small, manageable garden
- CHAIN FREE



The accommodation with approximate measurements co

**Open plan Kitchen / Diner 14'5" max x 14'5" mac**  
Double glazed windows to front and rear. Stairs to 1st floor. Radiator.

**Kitchen**  
Range of wall and floor units with tiled splash back. Stainless steel sink and drainer. Neff Gas hob with extractor over. Neff oven. Space for washing machine. Wall mounted boiler.

**Downstairs W.C.**  
Low level W.C. Basin. Radiator

**Lounge 14'5" x 9'10"**  
Double glazed window to front. Double glazed patio doors to garden. 2 x Radiator.

**Landing**  
**Master Bedroom 11'5" x 10'2"**  
Double glazed window to rear. Radiator.

Sliding door to En-suite  
Obscured double glazed window to front. Tiled shower cubicle. Basin set into vanity unit. Low level W.C

**Bedroom 15'1" x 7'6"**  
Double glazed windows to front and back. Radiator.

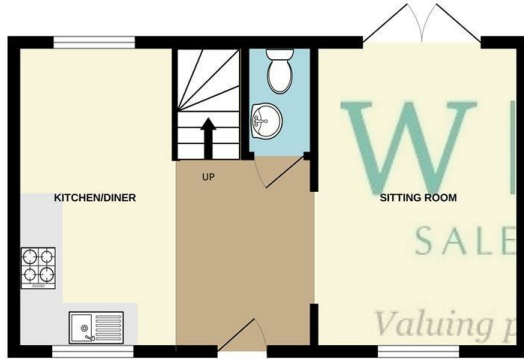
**Bathroom**  
Obscured double glazed window. Bath with shower attachment. Basin set into vanity unit. Low level W.C. Heated towel rail.

**Outside**  
Small manageable garden to rear. 2 x parking spaces.

**Additional information**  
Freehold  
Council Tax: Band B  
Chain Free



GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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		95
(92 plus) A		
(81-91) B	82	
(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