



**St. Edmunds Walk, Wootton Bridge,**  
PO33 4JB

**£225,000**  
**Freehold**

Situated in a quiet position within the village of Wootton Bridge. Offering two bedrooms good size lounge and kitchen/diner. Manageable garden and garage. Offered as CHAIN FREE. EPC "C"

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## St. Edmunds Walk, Wootton Bridge,

2 bedroom detached bungalow

In need of modernisation

Easily maintained garden

Garage

CHAIN FREE



The accommodation with approximate measurements

Double glazed French doors to:

**Kitchen**

5.30m x 2.50m 17'5" x 8'2"

A good selection of matching wall, base and drawer units. Eye-level electric oven and grill. Electric hob. Ceramic sink and drainer. Radiator. Double glazed window and door to side aspect. Space for table and chairs. Arch to:

**Lounge**

5.30 m x 4.10 m 17'5" x 13'5"

Double glazed bow window to front aspect. Double glazed window to side aspect. Two radiators. Electric fire.

**Inner hallway**

Loft access. Cupboard housing " Ideal" wall hung boiler. Doors to:

**Bedroom**

4.00m x 3.00m 13'1" x 9'10"

Double glazed Bow window to rear aspect. Radiator.

**Bedroom**

3.80m x 2.30m 12'6" x 7'7"

Double glazed Bow window to rear aspect. Radiator.

**Wet room**

2.20m x 1.60m 7'3" x 5'3"

Double glazed window to side aspect. Heated towel rail. Low level WC. Hand basin. Shower area. Tiled walls.

**Outside**

Rear: Decked for easy maintenance. Gate to garage.

Garage: Up and over door

Front: Astro turf.

**Additional Information**

Council tax band "C"  
EPC: "C"

# St. Edmunds Walk, Wootton Bridge,



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			

GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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# W | Williams

SALES & LETTINGS

Williams Estate Agents  
41 High Street  
Wootton Bridge  
Isle Of Wight  
PO33 4LU

01983 883333  
sales@williamsisleofwight.co.uk  
lettings@williamsisleofwight.co.uk  
<https://www.williamsisleofwight.co.uk>

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 measurement