



## WOODVALE NEW ROAD WOOTTON BRIDGE, PO33 4HY

£395,000  
FREEHOLD

Situated in a CREEK SIDE location, with the garden leading to WOOTTON CREEK, this 3-bedroom cottage offers fabulous views that will surely captivate your heart. A great find that offers that idyllic home with water frontage. Close to all amenities and offered as CHAIN FREE.

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## WOODVALE NEW ROAD

- 3 bedroom cottage • Fabulous Creek views • Nicely presented throughout • Close to amenities. CHAIN FREE



### Open Porch

Double glazed window to side.

### Downstairs W.C

Low level W.C. Basin

### Front reception 12'1" x 11'1"

Double glazed windows to front. Feature fire place. Radiator.

### Open plan living room 14'5" x 18'0" max inc dining area

Double glazed window. Feature stain glass window. Staircase to 1st floor. Radiator. Beautiful multi-fuel burner.

### Kitchen 12'5" x 12'1"

Double glazed windows and doors. Range of wall and floor units. White goods included (washing machine, dishwasher). Wall mounted gas boiler. Radiator. Oven, hob. Stainless steel sink and drainer.

### Landing

Loft access. Radiators

### Front bedroom 12'1" x 11'1"

Double glazed window to front. Feature fireplace. Radiator

### Bedroom 8'10" max x 7'2"

Double glazed window to side. Radiator.

### Bedroom 12'5" x 12'1"

Double glazed window with creek views. Radiator.

### Bathroom

Double glazed windows. Bath. Corner shower. Low level W.C. Basin. Heated towel rail.

### Garden

Sail loft / Workshop with a mezzanine. Power and light. Creek frontage (useage with license from crown estates of approx £100 per annum)

# WOODVALE NEW ROAD



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



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*Valuing people, not just property*

TOTAL FLOOR AREA: 961 sq.ft. (89.2 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			
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			
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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