



## QUAYSIDE COTTAGE, NEW ROAD WOOTTON BRIDGE, PO33 4HY

£365,000  
FREEHOLD

A lovely CREEK-SIDE 3 bedroom semi-detached cottage with DIRECT CREEK ACCESS situated in a popular location. Offering light and spacious accommodation and enjoying wonderful views of Wootton creek. In need of some modernisation allowing you to put your own stamp on. Chain Free

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# QUAYSIDE COTTAGE, NEW

- Creek side property with direct CREEK ACCESS
- Good size accommodation
- In need of modernisation
- Chain free



## Entrance Hall 9'1" x 4'7"

Window to side. Radiator. Cupboard housing electric meter.

## Lounge 11'9" x 11'1"

Windows to front. Radiator. Fireplace

## Dining room 11'9" x 11'1"

Window to side. Doors leading to rear garden. Radiator. Under stairs storage cupboard.

## Kitchen 8'10" x 8'6"

Window and door to garden. Wall and floor units. Built in oven with gas hob and extractor. Stainless steel sink and drainer. Radiator

## Utility area

Window to side. Radiator. Valliant boiler

## Stairs leading to

## Bedroom 1 11'9" x 12'1" (max.)

Window to rear with CREEK VIEWS. Radiator.

## Bedroom 2 11'1" x 11'9" (max.)

Window to front. Radiator.

## Bedroom 3 8'10" x 8'10"

Window to side with CREEK VIEWS. Radiator.

## Bathroom

Obscured window. Bath with shower over. Sink with mixer tap. Low level W.C.

## Outside

Good size garden to front and side. Side access to rear garden that overlooks WOOTTON CREEK and

has a small CREEK FRONTAGE with DIRECT ACCESS to the creek. Large Shed

Additional information

Council Tax: D - Please confirm

EPC: D

FREEHOLD

CHAIN FREE

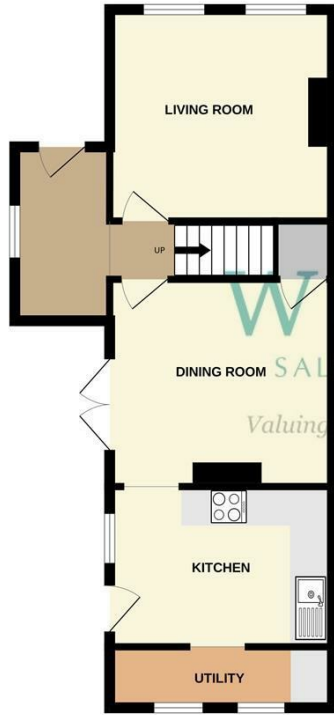


# QUAYSIDE COTTAGE, NEW





GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



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*Valuing people, not just property*

TOTAL FLOOR AREA - 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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