



22 SWANMORE ROAD
, PO33 2TG

£200,000
LEASEHOLD

This property offers 2/3 bedrooms and a great potential to just make your own with modernisation and a little love. A manageable garden and situated in a convenient position close to town. Offered as chain-free. **IN NEED OF MODERNISATION**

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SALES & LETTINGS

22 SWANMORE ROAD

- 2/3 bedroom semi detached • Some modernisation required • Manageable garden • Easy access to town • CHAIN FREE



The accommodation with approximate measurements:

Door to:

Hallway

Stairs to first floor. Doors to:

Lounge 14'2" x 12'11"

Double glazed bay window to front aspect. Radiator. Cupboard housing consumer unit and electric meter.

Dining room 10'9" x 12'11"

Double glazed window to rear aspect. Fire place with tiled surround. Under stairs cupboard. Radiator. Door to:

Kitchen 9'4" x 6'9"

Fitted wall, base and drawer units. Stainless steel sink and drainer. Fitted electric hob with extractor over. Space for fridge. Wall hung Vaillant boiler. Double glazed window and door to side aspect. Door to:

Shower room 5'9" x 4'7"

Shower cubicle. Low level WC. Hand basin. Radiator. Tiled walls. Double glazed window to side aspect.

Stairs to first floor

Bedroom 16'1" x 14'6"

Storage cupboard. Radiator. Double glazed bay window to front aspect. Loft access.

Bedroom 13'1" x 11'0"

Double glazed window to rear aspect. Radiator. Loft access. Step down to:

Bedroom 9'3" x 6'10"

Window to rear aspect. Wall hung electric heater.

Outside rear:

REAR: Gate to front aspect. Patio area. Decked area. Large wooden shed with plumbing for washing machine.

FRONT: Small garden with gate to rear aspect.

ADDITIONAL INFORMATION

EPC "E"

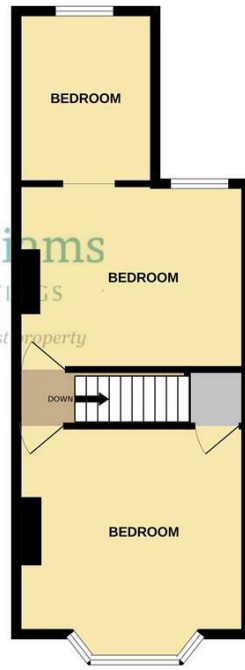
Council tax band "B"

LEASEHOLD: 959 YEARS FROM 3/9/1862 fes: TBC

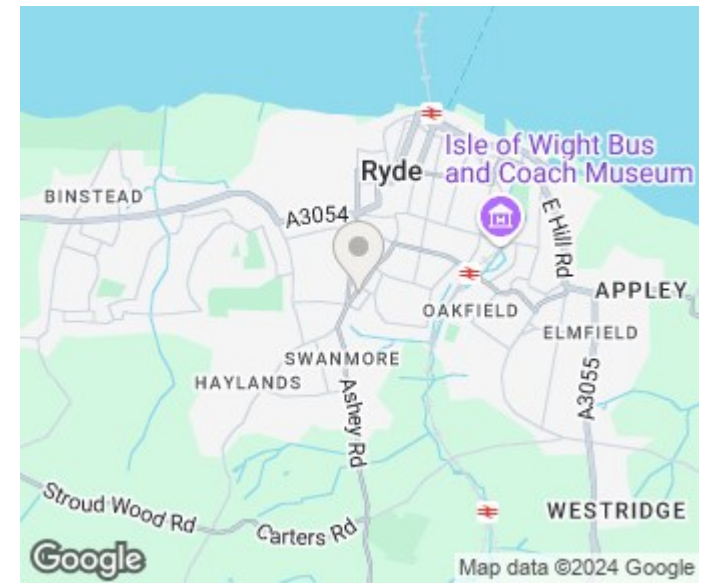
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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