



3 GLEBE GARDENS. WOOTTON BRIDGE, PO33 4QG

£365,000
FREEHOLD

SO CLOSE TO THE VILLAGE... An EXTENDED and beautiful 3 bedroom bungalow (master bedroom en-suite) literally around the corner from the shops, busses, doctors surgery etc. In lovely condition and ready to move into...

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SALES & LETTINGS

3 GLEBE GARDENS.

- 3 bedroom detached and extended bungalow
- CLOSE TO VILLAGE HUB
- Upgraded throughout
- Good size rooms
- Quiet position
- CHAIN FREE



The accommodation with approximate measurements

Door to:

Porch

Door to:

Hallway

Radiator. Loft access. Cloaks cupboard. Doors to:

Lounge 18'11" x 11'4"

Double glazed French doors to rear aspect and raised deck. Feature fire place with inset electric fire. Two radiators. Air conditioning unit.

Kitchen / Diner 18'4" x 8'2"

Fully fitted with matching wall, base and drawer units. White ceramic sink with drainer and mixer tap. Feature overhead storage. Space for free standing cooker, with extractor over. Space for table and chairs. Three double glazed windows and double glazed door to side aspect. Radiator. Inset lighting.

Utility room

Space and plumbing for washing machine. Wall units. Wall hung Potterton boiler.

Master bedroom 13'5"x 9'2" plus wardrobes

Fitted wardrobes with sliding doors. Radiator. Double glazed window to rear aspect. Door to:

En suite

Shower cubicle. Low level WC. His and hers hand

basins. Heated towel rail. Double glazed window to side aspect. Tiled walls.

Bedroom 10'4" x 11'5"

Double glazed window to front aspect. Radiator. Air conditioning unit.

Bedroom 11'7" x 8'4"

Double glazed window to side aspect. Radiator. Inset lighting.

WC

Double glazed window to side access. Radiator. Low level WC.

Outside

Fully enclosed and mainly laid to lawn. Mature shrubs and plants. Gate to side aspect.

Garage: Up and over door.

Additional information

Council tax band: "D"

EPC: tbc



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GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		67	
		81	
England & Wales	EU Directive 2002/91/EC		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