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wright estate agency

£325,000

5 Holford Road, Wootton Bridge, Isle of Wight, PO33 4NL

Located on Holford Road in the charming village of Wootton Bridge, this stunning link detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, spacious reception room, modern kitchen and lovely bathroom this property is perfect for those seeking a tranquil retreat or a family home.

The bungalow boasts a well-maintained garden, complete with a large summer house, workshop, and shed, providing ample space for outdoor activities and hobbies. The garden is a wonderful spot for relaxation and entertaining, making it an ideal space for enjoying the warmer months.

Parking is a breeze with a driveway accommodating up to three vehicles, in addition to a garage, ensuring that you and your guests will never be short of space. The property is situated in a highly sought-after location, close to local bus routes and a variety of amenities, making daily life both easy and enjoyable.

This bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting while remaining well-connected to the surrounding areas. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this property is sure to impress. Do not miss the opportunity to make this lovely bungalow your new home.

Situated close to Ryde town, which has many features that include supermarkets, convenience stores, plus a varied range of shops and restaurants. The sandy beach is ideal for families and enjoys fantastic views across the Solent. The lovely esplanade boasts a playground, cafe and has a woodland area behind, perfect for leisurely walks. The Wightlink car ferry service to Portsmouth is located less than two miles away.

Hallway

Lounge/ Diner	17'0" x 15'11"
Kitchen	11'6" x 10'4"
Bedroom 1	11'10" x 9'10"
Bedroom 2	11'10" x 9'10"
Bathroom	10'11" x 5'3"

Parking
To the front of the property there is a driveway which provides off road parking for 3 cars. The driveway leads to the garage.

Garage 17'8" x 8'0"
Up and over door with power and light

Garden
A good size garden with something for everyone. A large lawn area for children or grown ups to play, summerhouse, timber workshop, decking area with pergola and roof and childrens play area. There is also a fitted awning providing a little bit of extra shade when needed.

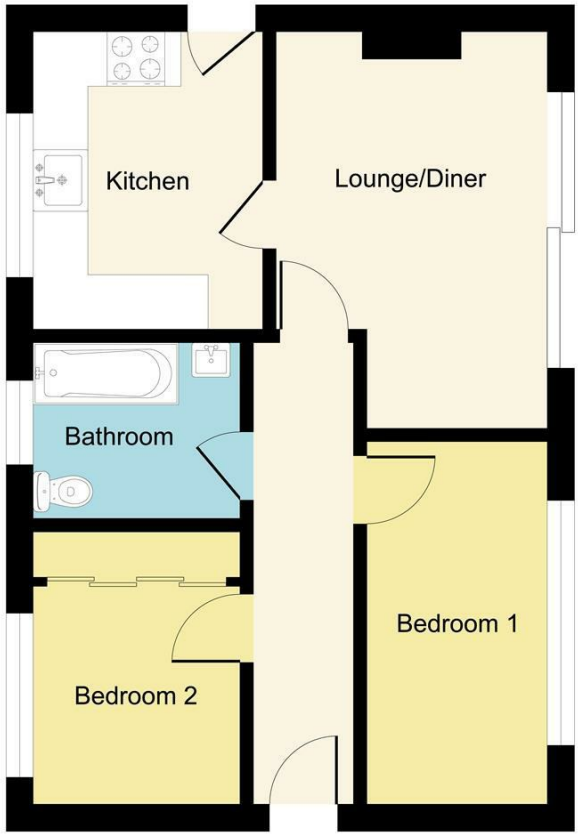
Summer house	22'3" x 12'0"
Workshop	13'3" x 7'6"

Council Tax
Band D

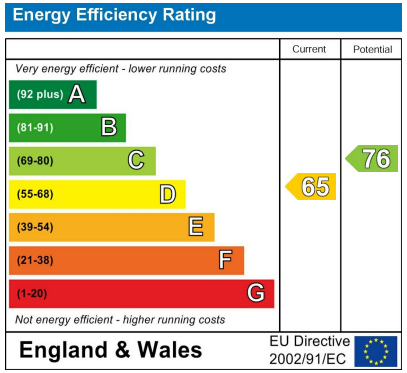
Tenure
Freehold

Services
Mains water, drainage, gas and electric

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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