

Wootton Bridge, Ryde, Isle of Wight



- **3 Bedroom Semi Detached**
- **Chain Free**
- **Off Road Parking**
- **Ideal First Purchase**
- **Close To Ferry Links & Cycle Track**



About the property

Situated in the popular village of Wootton on the Isle of Wight, this well-positioned three-bedroom semi-detached house offers comfortable and versatile accommodation, making it an ideal family home or investment opportunity.

The property benefits from off-road parking and a good-sized garden, providing valuable outdoor space for relaxing, entertaining and enjoying the warmer months. Internally, the accommodation includes a spacious lounge/diner, offering a versatile area for both everyday family life and entertaining, together with a separate kitchen.

To the first floor are three well-proportioned bedrooms and the family bathroom, providing practical accommodation for families, guests or those looking for additional home-working space.

The property is ideally located for enjoying the surrounding countryside, with the nearby cycle track offering an excellent opportunity for cycling, walking and exploring the Island. Wootton's convenient position also provides good access to the mainland ferry links, making this an appealing location for commuters, regular travellers or those looking for easy access to the wider Island and beyond.

Overall, this is a well-located three-bedroom home combining practical living accommodation, parking and garden space, with excellent opportunities to enjoy the amenities, countryside and transport connections that Wootton and the Isle of Wight have to offer.

Local Authority - Isle of Wight Council
Council Tax Band - C
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen 9'1 x 8'9

Lounge Diner 15'6 x 15'4

FIRST FLOOR

Landing

Bedroom 1 12'5 x 9'3

Bedroom 2 12' x 9'3

Bedroom 3 9' x 6'2

Bathroom

OUTSIDE

Front Garden

Driveway for 2

Rear Garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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