eastcowes@wright-iw.co.uk

wright estate agency



£210,000

58 Mary Rose Avenue, Wootton Bridge, Isle of Wight, PO33 4LR


BON APPETIT

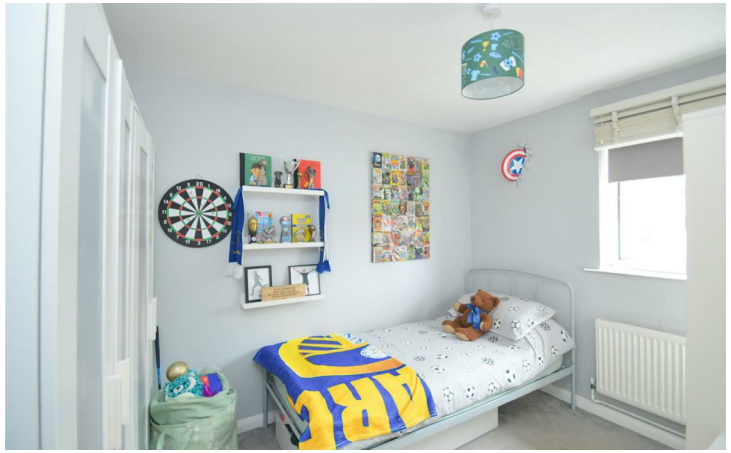





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Located in the tranquil cul-de-sac of Mary Rose Avenue, Wootton Bridge, this immaculate terraced house presents an ideal opportunity for families seeking a comfortable and welcoming home. With three well-proportioned bedrooms, this property offers ample space for family living. The single reception room and modern kitchen are perfect for relaxation and entertaining, providing a warm and inviting atmosphere.

The house features a modern bathroom, ensuring convenience for daily routines. Off-road parking adds to the practicality of this lovely home, making it easy for you and your family to come and go with ease.

One of the standout features of this property is its proximity to local schools and recreational grounds, making it an excellent choice for families with children. The quiet surroundings of the cul-de-sac provide a peaceful environment, perfect for enjoying family life.

This terraced house is not only immaculate throughout but also offers a perfect blend of comfort and convenience, making it a must-see for anyone looking to settle in Wootton Bridge. Don't miss the chance to make this delightful property your new family home.

Situated between the coastal resort of East Cowes and Ryde, which has many features that include supermarkets, convenience stores, plus a varied range of shops and restaurants. The sandy beach in Ryde 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. To arrange an internal viewing please call The Wright Estate Agency on 01983 281010.

Porch	
Hallway	
Lounge/ Diner	14'7" x 13'8"
Kitchen	8'8" x 8'3"
First Floor - Landing	
Bedroom 1	12'0" x 8'2"
Bedroom 2	10'7" x 8'2"
Bedroom 3	7'5" x 6'0"
Bathroom	5'11" x 5'5"

Parking
To the rear of the property there is allocated parking, this can be accessed from the rear garden.

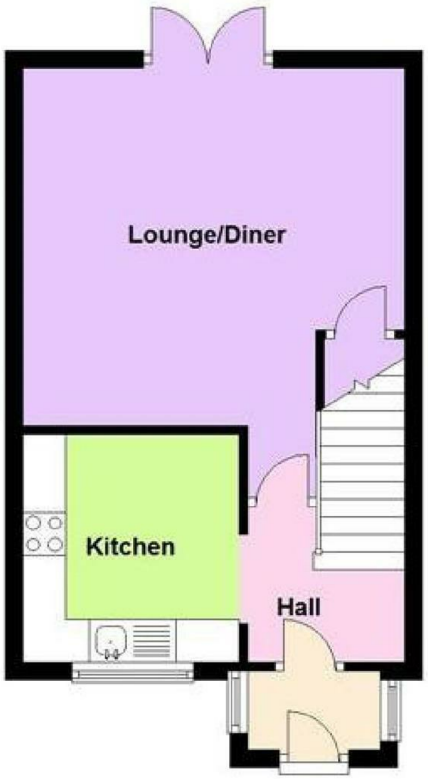
Outside
The front garden is laid to decorative shingle with a good selection of mature shrubs and hedging to create a lovely private area. The rear garden has been landscaped to provide a seating area, artificial lawn, timber workshop and gated access to the rear.

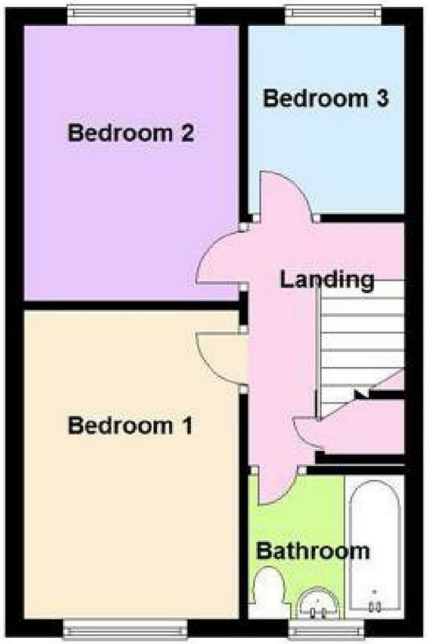
Council Tax
Band B

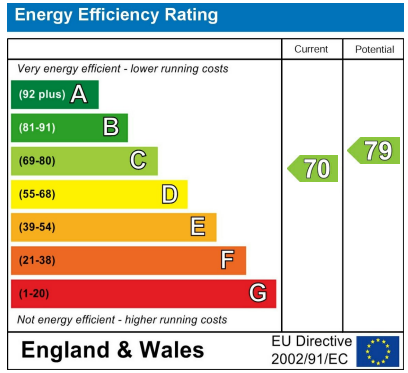
Tenure
Freehold

Services
Mains water, drainage, electric and gas

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.









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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