

Wootton Bridge, Ryde, Isle of Wight



- **3 Bedrooms**
- **Off road parking for 2 vehicles**
- **Spacious rear garden**
- **Close to the ferry terminals**
- **Chain Free**



About the property

Set in the heart of the Wootton Bridge village, this spacious family home comes to the market ready to move into and offered with no onward chain.

This is a perfect location for those looking for convenience. An ideal area to dust off the cobwebs and enjoy a walk with the dog, admiring the pretty village and neighbouring countryside. This area offers a choice of bridle path and waterside walks along with a wide choice of amenities including a well-respected doctor's surgery, pharmacy, dentists, Tesco Express, several popular pubs, Indian, Chinese and Fish and Chips takeaway. Fine dining and spa facilities can also be found in the upmarket 'Lakeside' Hotel.

As you arrive at the home, you're immediately met with parking for 2 cars on the front drive. Internally, the home comprises a spacious lounge/diner, with central feature fireplace to the lounge & dining areas and under stairs cupboards. A modern kitchen, fitted with an extensive range of wall and floor mounted cabinets and window overlooking the rear garden plus a conservatory also with views of the family sized rear garden.

The first floor comprises three double bedrooms and family shower room. All the rooms are light & airy with neutral tones. The landing has an airing cupboard housing the boiler and access to a boarded loft. The home is warmed by Gas Central Heating.

The rear garden has a decking area to enjoy long summer evenings, lawn, greenhouse, vegetable garden and a large shed to the rear (with electricity). There is also a useful covered area to the side of the property and access to the front, which is ideal for storing bikes, paddle boards etc.

Council Tax Band C

Accommodation

GROUND FLOOR

Entrance Porch

Lounge/Diner 22'6 x 14'11

Kitchen 13'4 x 8'10

Conservatory 13'7 x 8'4

FIRST FLOOR

Landing

Bedroom 1 11'4 x 9'4

Bedroom 2 10'8 x 9'

Bedroom 3 9'9 x 9'2

Shower Room

OUTSIDE

Parking x 2

Rear Garden

Decked Area

Vegetable 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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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		