



**£240,000**

87 St. Edmunds Walk, Wootton, Isle of Wight, PO33 4JJ



Well positioned with good curb appeal is this spacious end of terrace residence offering family accommodation and set within a desirable area of Wootton Bridge.

This lovely residence offers flexible accommodation and is finished to a good standard, the ground floor comprises of an entrance hall, ground floor WC, external utility room, light and airy modern kitchen and sitting room. Continuing to the first floor, there are three good size bedrooms and bathroom with modern suite. Additional attributes include double glazing and gas central heating

Externally there is off road parking for two vehicles and a handy detached garage. The impressive gardens are of good size with lawn areas and decorative shingle patio which is perfect for those family get togethers. This home has been upgraded and represents a rare opportunity to acquire a substantial family home in a sought after village.

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.

**Hallway**

**Downstairs W/C**

**Lounge / Diner**

**Kitchen**

**Utility Room**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom**

5'0" x 2'2"

15'8" x 15'1"

15'6" x 8'8"

9'4" x 9'1"

9'1" x 8'6"

12'10" x 5'11"

6'9" x 6'1"

**Outside**

To the front of the property there is a lawn area with mature shrubs. There is also access to the side garden which is a good size and laid to lawn. The side garden is partially open to the rear. The rear garden is mainly laid to decorative shingle, there is also raised flowerbeds, access to the utility room and door access to the garage. The garage and off road parking for two cars is located at the rear of the property.

**Council Tax**

Band C

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agent 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.





TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>70</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**wright**  
 estate agency