



£345,000

6 Holford Road, Wootton, Isle of Wight, PO33 4NL





Located in a charming area of Wootton Bridge, this delightful detached chalet bungalow on Holford Road presents an ideal opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The inviting reception room serves as a perfect gathering space, while the two bathrooms provide practicality for busy households. The double aspect kitchen completes this wonderful home.

The bungalow is set in a sought-after location, making it an attractive choice for families. It is conveniently close to local schools, ensuring that educational needs are easily met, and is also near recreational grounds, perfect for outdoor activities and family outings.

For those with vehicles, the property features off-road parking for up to three vehicles, along with a garage, providing both convenience and security. The front and rear gardens offer a lovely outdoor space for relaxation, gardening, or entertaining guests, enhancing the overall appeal of this family home.

In summary, this bungalow on Holford Road is a perfect blend of comfort, convenience, and charm, making it an excellent choice for anyone looking to settle in a welcoming community.

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 | 19'10" x 16'7" plus 7'10" x 6'4" |
| Kitchen | 10'10" x 7'10" |
| Bedroom 3 | 11'3" x 10'10" |
| Shower Room | 7'6" x 4'4" |
| First Floor - Landing | |
| Bedroom 1 | 10'11" x 10'1" |
| Bedroom 2 | 10'11" x 10'0" |
| Bathroom | 6'3" x 5'5" |

Parking
To the front of the property there is a driveway providing off road parking for two cars. The driveway leads to the garage which has up and over door power and light.

Outside
The front garden is mainly laid to lawn with mature shrubs. There is also gated access to the side. The enclosed rear garden is a good size and mainly laid to lawn. There is also a shed, patio, mature shrubs and plants.

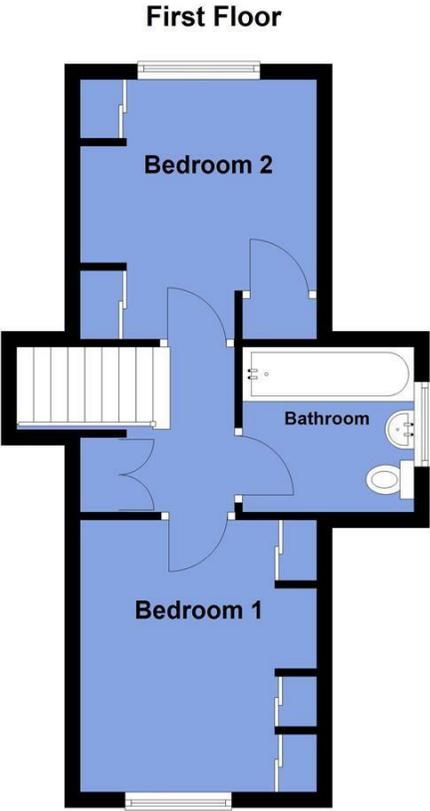
Council Tax
Band D

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

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 36 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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