



2 Bedroom Flat High Street of Wootton Bridge

- Refurbished to high standard
- Own private entrance
- Spacious Accommodation

**45a High Street, Wootton Bridge, Ryde, PO33 4LU**

**£675 pcm**

VIDEO TOUR...A LARGE, well presented 2 bedroom flat in the heart of Wootton Bridge. Separate entrance. Double glazed and central heating. Unfurnished. Newly decorated with new carpets throughout. VERY CLOSE TO SHOPS / BUSES. Large council car park to rear. Viewings available now. LONG LET



## Property Description

**OUTSIDE STAIRS TO FRONT DOOR**  
Leading to

### SPACIOUS HALLWAY

Light and airy spacious hallway. Storage by front door and Storage cupboard with combi boiler.

### LOUNGE/ DINER

13' 6" x 11' 4" (4.13m x 3.47m) Triple Window to front of property. Curtains and net curtains. TV aerial point, Radiator and feature decorative fireplace

### KITCHEN/BREAKFAST ROOM

12' 3" x 6' 0" (3.75m x 1.84m) Galley kitchen, with wood effect flooring. Electric oven, extractor. Space for washing machine and fridge freezer. Combination of low and kitchen units. Window to front of the property.

### BEDROOM ONE

10' 9" x 9' 1" (3.298m x 2.77m) Spacious double bedroom with feature decorative fireplace. Window to rear of the property. Curtains and net curtains provided.

### BEDROOM TWO

7' 11" x 11' 8" (2.428m x 3.58m) Window to rear of the property.

### BATHROOM

New toilet and Sink with storage. Bath with Electric shower over. New flooring. Heated towel rail.

EPC – C

Gas central heating



Do you have a property to sell? We would welcome the opportunity to give you a free no obligation valuation of your home. Just ask!

41 High Street, Wootton Bridge,  
Isle Of Wight, PO33 4LU

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All measurements are approximate and should not be taken as fact. Wootton Estate agents have not tested any of the appliances or equipment. We have been advised by the vendor as to the leasehold/freehold status of the property, you should have this along with all matters concerning the property checked by a solicitor. These particulars including all text and pictures are for guidance only and do not form any part of a contract or offer and should be not construed as statements of fact. Floor plans are for guidance only and no guarantee is given of their accuracy. Averages and land measurement are not measured by Wootton Estates and should be independently checked.