



36 Little Preston Road, Ryde, PO33 1DG Offers in excess of £300,000

Located on the charming Little Preston Road in Ryde, this detached house offers lots of character. Built in 1971, the property boasts a kitchen, dining room, lounge and conservatory. To the first floor are three bedrooms, one with an ensuite and a bathroom. The second floor has a spacious loft room

Located in a quiet residential road, this home is well placed to access rural walks and the local countryside as well as being just three minutes by car to Ryde St. Johns station with mainland rail and ferry links. Ryde Esplanade, with its Victorian Promenade, sandy beaches and variety of leisure activities including the Waterside swimming pool and a bowling alley is also just over a mile away. Hovercraft, rail and mainland travel links are also located here and the town centre of Ryde is equally accessible with a range of boutique shops and restaurants to enjoy here. Local Schools are also within easy reach of the property.

Call us today to book a viewing.

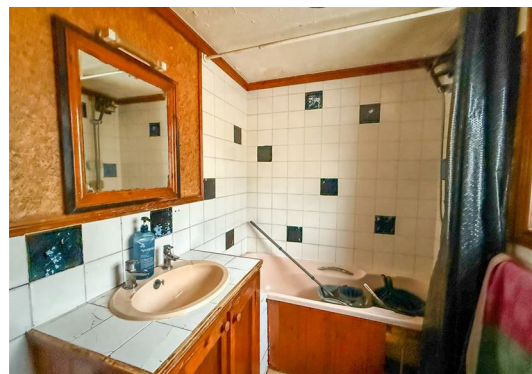
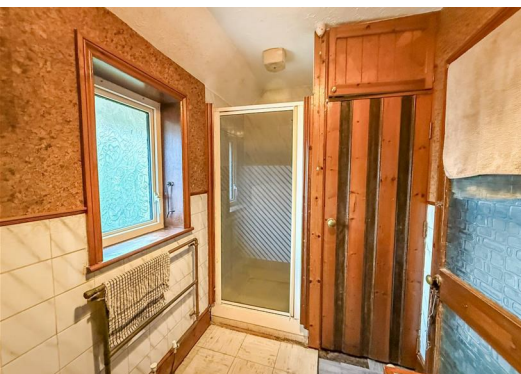


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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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