



£325,000

30 HAMILTON ROAD, RYDE, ISLE OF WIGHT, PO33 3QZ

Hose  
Rhodes  
Dickson





- \* Three DOUBLE bedroom detached bungalow
- \* Immaculately presented throughout
- \* Extensively refurbished
- \* Popular residential estate
- \* Quiet secluded cul-de-sac location
- \* Garage & driveway
- \* Well maintained gardens
- \* Gas central heating

**PROPERTY DESCRIPTION** An immaculately presented THREE DOUBLE bedroom detached bungalow, situated on a very popular and sought-after residential estate on the outskirts of Ryde town centre. Ryde Esplanade with its award winning sandy beaches is also within close proximity. The property occupies a secluded location at the end of a quiet cul-de-sac of similar style properties. The current owner has undertaken a number of improvements to the property, including a new bathroom, new carpeting, newly plastered walls and ceilings, and new wooden doors to all rooms. It now comes to the market in superb condition throughout. The home has been very tastefully decorated and carpeted throughout in smart, yet muted, modern tones. Being offered to the market in such pristine order makes this property an obvious choice for those who prefer the ready-to-go approach to buying a home! Typical of a property of this era, the bungalow benefits from large windows which provide a huge source of day-light to the internal accommodation. Full double glazing and gas central heating. Easily maintained wrap-around gardens. Garage and driveway parking.

**ENTRANCE** A small set of stone steps via the front gardens lead to the main entrance door.

**ENTRANCE HALL** Wide entrance hall way with doors to all accommodation. Two built-in storage cupboards, one housing combi boiler.

**SITTING ROOM** 16' 3" x 12' 4" (4.96m x 3.76m) A very bright and spacious dual aspect sitting room that has adequate capacity to also accommodate a family dining

table. A very large window to the front elevation provides a huge source of natural light.

**KITCHEN** 12' 9" x 10' 4" (3.89m x 3.15m) A smart modern kitchen with a range of fitted floor and wall units, and contrasting work surfaces. Integrated double oven and dishwasher. Gas hob and extractor unit over. Space and plumbing for washing machine. Space for a large fridge/freezer. Breakfast bar with drawers under. Side door to garden.

**BEDROOM 1** 11' 9" x 9' 11" (3.589m x 3.03m) A good size double bedroom with large window to rear elevation.

**BEDROOM 2** 11' 8" x 7' 4" (3.57m x 2.25m) Double bedroom with window to the rear elevation.

**BEDROOM 3/DINING ROOM** 11' 8" x 8' 11" (3.58m x 2.72m) Currently utilised as a dining room, this double room benefits from large sliding patio doors that lead out to the rear garden.

**BATHROOM** A recently installed spacious modern family bathroom, benefiting from underfloor heating, large panelled bath, walk-in shower enclosure, wc, and wash hand basin with vanity unit under. Chrome heated towel rail. Double frosted windows.

**GARDENS** The property is set within easily maintained wrap-around gardens, mostly gravelled with a tiered rear garden with paved patio/seating area, and raised borders and vegetable plots. To the front gardens there is a wide range of mature shrubs, and rockery plantings.

**PARKING** Separate garage with power and lighting, and driveway parking.

**HEATING** Gas central heating.

**SERVICES** All mains connected.

**TENURE** Freehold.

**COUNCIL TAX** Band "D".

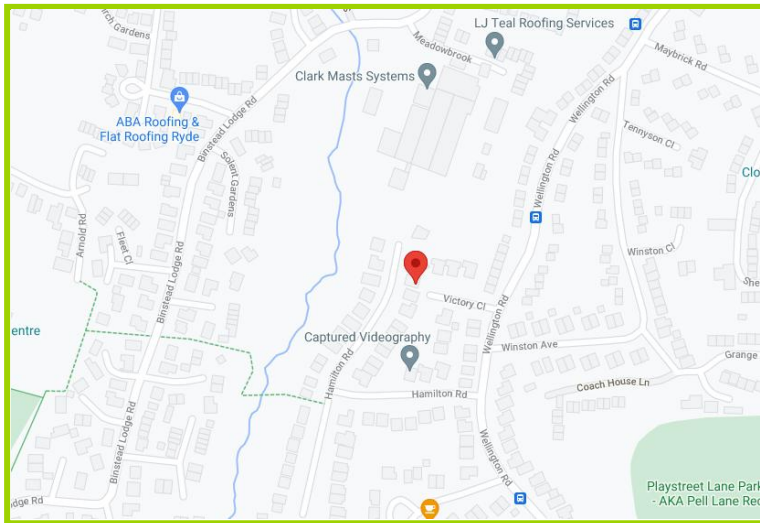
**LOFT** Large fully boarded loft, with pull-down access ladder.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			82
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Where to find the property

30 Hamilton Road, Ryde, Isle of Wight, PO33 3QZ



**Ground Floor**  
Approx. 86.3 sq. metres (928.7 sq. feet)



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.  
Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

**Call our Ryde office to arrange a viewing**  
**01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)**

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