



Guide Price £350,000  
14 SIMEON STREET, RYDE, ISLE OF WIGHT, PO33 1JG





## A TRULY OUTSTANDING 3 STOREY FAMILY HOME!

A substantial and recently **EXTENSIVELY REFURBISHED** semi detached period property located in a popular residential area of Ryde, moments from lovely sandy beaches, large recreational park, town amenities, bus station, plus the fast speed passenger Hover and Catamaran links to Portsmouth/Southsea. The property has been tastefully modernised throughout using high-end material to give a **FEELING OF GRANDEUR**, and consists of a superbly proportioned dual aspect sitting/dining room, sleek fully fitted kitchen, 4 **DOUBLE BEDROOMS** and 3 luxurious bath/shower rooms (striking white suites with black trim). Benefits include brand new gas central heating boiler, double glazing, quality flooring and decor plus, externally, a small **COURTYARD PATIO GARDEN**. An ideal property for those seeking a first/second home, holiday or rental investment. Furniture available to purchase via separate negotiation. Viewings come highly recommended to appreciate all this **CHAIN FREE**, low maintenance residence has to offer. **VIEWINGS BY APPOINTMENT ONLY.**

### **ACCOMMODATION:**

Smart entrance door into:

### **ENTRANCE HALL**

A smart, welcoming hall with luxury vinyl flooring (flowing through to the sitting/dining room) and carpeted stairs leading to first floor - with cupboard below housing Glow-worm gas boiler. Radiator. Doors to:

### **SITTING / DINING ROOM:**

Superbly proportioned 'double' reception room with designated sitting and dining areas. Dual aspect with window to rear and squared bay window to front. Radiators x 2. Wall light fittings. Cornicing to ceiling.

### **KITCHEN:**

A very striking kitchen comprising midnight blue coloured range of cupboard and drawer units with contrasting work surfaces over incorporating wine rack and inset white ceramic sink unit. Integral appliances: 'Belling' induction hob with oven under/extractor over; tall fridge/freezer; dishwasher; washing machine. Recessed down lighters. Radiator. Double glazed French doors to patio garden.

### **HALF LANDING:**

Half landing with stairs continuing to the First and Second Floors. Door to:

### **BEDROOM 2:**

Carpeted double bedroom with window to side. Radiator.

### **FIRST FLOOR LANDING:**

Carpeted landing with stairs leading to the second floor. Doors to:

### **MASTER BEDROOM:**

Large carpeted bedroom with squared bay window to front. Radiators x 2. Door to:

### **MASTER EN SUITE:**

Quality white suite (with stylish 'black trim') comprising corner shower cubicle, vanity wash basin and w.c. Tiling to floor and walls. Recessed down lighters. Heated towel rail. Extractor.

### **FAMILY BATHROOM:**

Superbly proportioned family bathroom comprising luxury white suite (including black accessories) of free standing oval bath with central tap; vanity unit incorporating 2 'his & hers' circular wash basins, plus w.c. Recessed down lighters. Period style radiator. Extractor. Half wall tiling. Tiled flooring. Obscured window to rear.

### **SECOND FLOOR LANDING:**

Via stairs from first floor with large window to rear. Doors to:

### **BEDROOM 3:**

Another large carpeted double bedroom with arched windows x 3 to front. Radiators x 2. Door to 'Jack & Jill' en suite shower room.

### **'JACK & JILL' EN SUITE:**

Allowing access from Bedrooms 3 and 4, another very sleek shower room comprising white suite (with black trim) of corner shower cubicle, wash hand basin and w.c. Full tiling to walls/floor. Heated towel rail. Extractor. Recessed down lighters.

### **BEDROOM 4:**

A fourth carpeted bedroom with double glazed window to rear. Radiator. Door to 'Jack & Jill' en suite shower room (see above).

### **OUTSIDE:**

There is a small enclosed south/west facing paved patio accessed via French doors from the kitchen. Outside lighting.

### **ADDITIONAL INFORMATION**

COUNCIL TAX: Band D

EPC: Rating E

TENURE: Freehold

### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Approx Gross Internal Area  
140 sq m / 1506 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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



