



Guide Price £250,000

21 LEIGHWOOD CLOSE, RYDE, ISLE OF WIGHT, PO33 2UR



Seafields

WELL PRESENTED FAMILY HOME CLOSE TO SCHOOLS

Offered as **CHAIN FREE**, this **END TERRACE HOUSE** is located in an attractive development of similar styled properties on the outskirts of Ryde. The property has been upgraded in very recent years and offers light and airy accommodation throughout including entrance 'porch' opening into a large dual aspect sitting/dining room, modern fitted kitchen, 3 **BEDROOMS** (2 doubles/1 single) and a modern bathroom. Externally, the property offers a well maintained enclosed **PRIVATE GARDEN** and a single **GARAGE** with further benefits including **GAS CENTRAL HEATING** and double glazing. For those seeking tranquility as well as convenience, we would highly recommend an internal viewing. The property is ideally positioned within close proximity to local schools and is an easy walk or short drive away from Ryde town centre and amenities, Island/mainland transport links and sandy beaches. **NO ONWARD CHAIN.**

ACCOMMODATION:

Double glazed entrance door into:

ENTRANCE LOBBY:

Recessed wall useful for coats and shoes. Cupboard housing gas and electricity meters. Door into:

SITTING/DINING ROOM:

Spacious open-plan carpeted room with dual aspect windows to front and rear allowing a sunny, bright view. Radiators x 2. Feature fireplace with wooden feature fire surround. Stairs leading to first floor with cupboard under and further storage on the stair turn. Designated dining area with door to:

KITCHEN:

Modern kitchen comprising matching range of grey fronted cupboard and drawer units with contrasting white worktops over. Tiled splashbacks. Inset stainless steel sink unit with mixer tap. Space for cooker, washing machine and fridge/freezer. Linoleum flooring. Double glazed windows to side and rear. Door to rear garden.

FIRST FLOOR LANDING:

Doors to:

BEDROOM 1:

A large bright, carpeted double bedroom with double glazed window to the front. Radiator.

BEDROOM 2:

Good sized carpeted double bedroom with double glazed window to rear. Radiator. Access to loft.

BEDROOM 3:

A carpeted single bedroom with double glazed window to front offering a very

pleasant outlook. Radiator. Built in double cupboard housing a 2 year Glowworm gas boiler.

BATHROOM:

Modern white bathroom suite comprising panelled bath with electric shower over and shower screen. Vanity wash hand basin and w.c. Heated towel rail and medicine cabinet. Linoleum flooring. Obscured window to rear.

GARDEN:

Pretty grassed area with small flower bed to the front and secluded, private fully secure rear garden with patio area and the rest being mainly laid to lawn. Garden shed. Gated side access.

GARAGE:

Located adjacent to the side of the property en-bloc via a private communal drive (the first property on the left, adjacent to the property). Up-and-over door and pitched roof offering ample storage within.

TENURE:

Freehold

COUNCIL TAX and EPC:

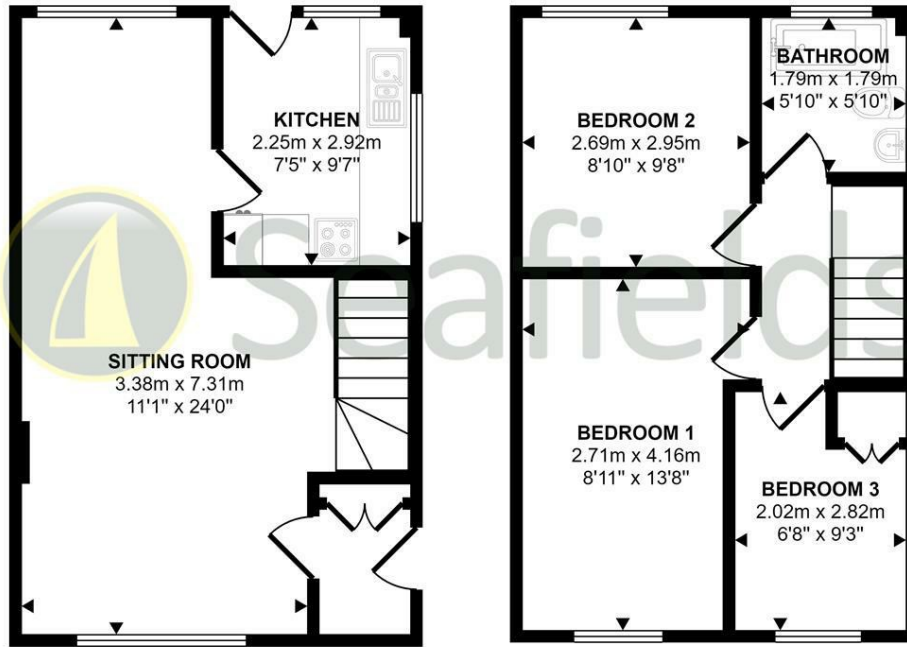
Council Tax Band: C

Energy Performance Rating: D

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
67 sq m / 724 sq ft



Ground Floor
Approx 34 sq m / 364 sq ft

First Floor
Approx 33 sq m / 360 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

