



Guide Price £225,000
39 SANDCROFT AVENUE, RYDE, PO33 2TT



OFFERING A COMFORTABLE AND CONVENIENT LIFESTYLE!

Conveniently situated within walking distance of Ryde town amenities, schools and public transport, this well presented SEMI-DETACHED HOUSE is well worth a visit. The 2 storey accommodation comprises a charming sitting room (with log burner), smart modern kitchen/diner leading to the conservatory which provides bright and airy additional living space, plus 3 BEDROOMS and a shower room on the first floor. The property also features a LEAN-TO store (with plumbing), gas central heating, double glazing and a private ENCLOSED GARDEN. The added bonus is the GARAGE offering secure parking. Viewings are strictly by appointment only.

ACCOMMODATION:

Double glazed door with adjacent window into:

HALLWAY:

Coat hanging space. Carpeted stairs leading to first floor. Door to:

SITTING ROOM:

A very comfortable reception room with large double glazed window over-looking front open lawns. Radiators x 2. Carpeted flooring. Log burner on tiled base. Under stairs cupboard housing gas and electric meters. Door to:

KITCHEN/DINER:

A smart modern kitchen comprising excellent range of grey fronted cupboard and drawer units with contrasting work surfaces incorporating inset 1.5 bowl sink unit. Recess housing large Flavel Range cooker. Space for tall fridge and freezer. Space and plumbing for dishwasher or washing machine (Note: there is also plumbing within the external lean-to/store). Double glazed window over-looking rear garden. Double glazed door to outside plus sliding doors to:

CONSERVATORY:

A triple aspect double glazed conservatory providing extra dining or living space. Double glazed door. Radiator.

FIRST FLOOR LANDING:

Carpeted landing with access to part-boarded loft with light and pull-down ladder. Airing cupboard housing gas boiler. Doors to:

BEDROOM 1:

Carpeted double bedroom with double glazed window offering far reaching views over the roof tops of Ryde. Radiator. Sliding doors opening to deep triple width fitted wardrobes with ample shelved/hanging space.

BEDROOM 2:

Double bedroom with double glazed window to front. Radiator.

BEDROOM 3:

A third carpeted bedroom with double glazed window to front. Radiator.

SHOWER ROOM:

White suite comprising large shower cubicle, vanity wash basin and w.c. Fitted mirror with shaver light over. Vinyl flooring. Radiator. Obscured double glazed window to rear.

GARDEN:

To the front is an open lawned area. The enclosed private garden comprises elevated patio area with the rest being laid to lawn with plant borders. Gateway to rear leading to parking/garage area. Access to:

LEAN-TO STORE:

Measuring 13'07 x 5'04, a useful lean-to store with light and plumbing for washing machine.

GARAGE:

There is a garage (adjacent to the rear garden) with up and over door.

USEFUL INFORMATION:

Tenure: Freehold

Council Tax Band: B

EPC Band: TBC

Construction: Standard

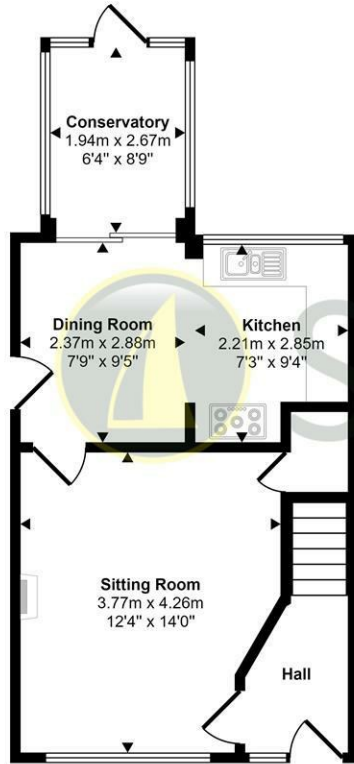
Conservation Area: No

Flood Risk: Low

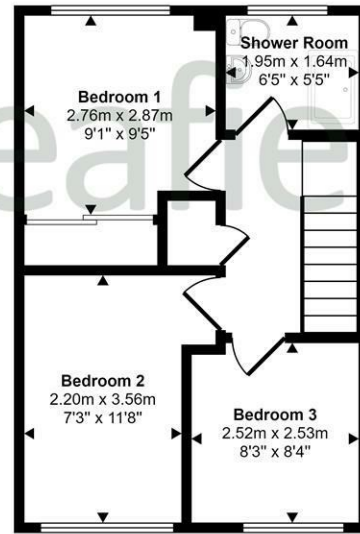
DISCLAIMER:

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.

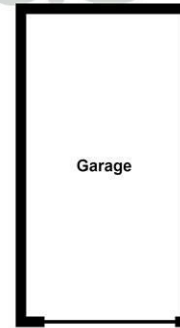
Approx Gross Internal Area
85 sq m / 917 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft

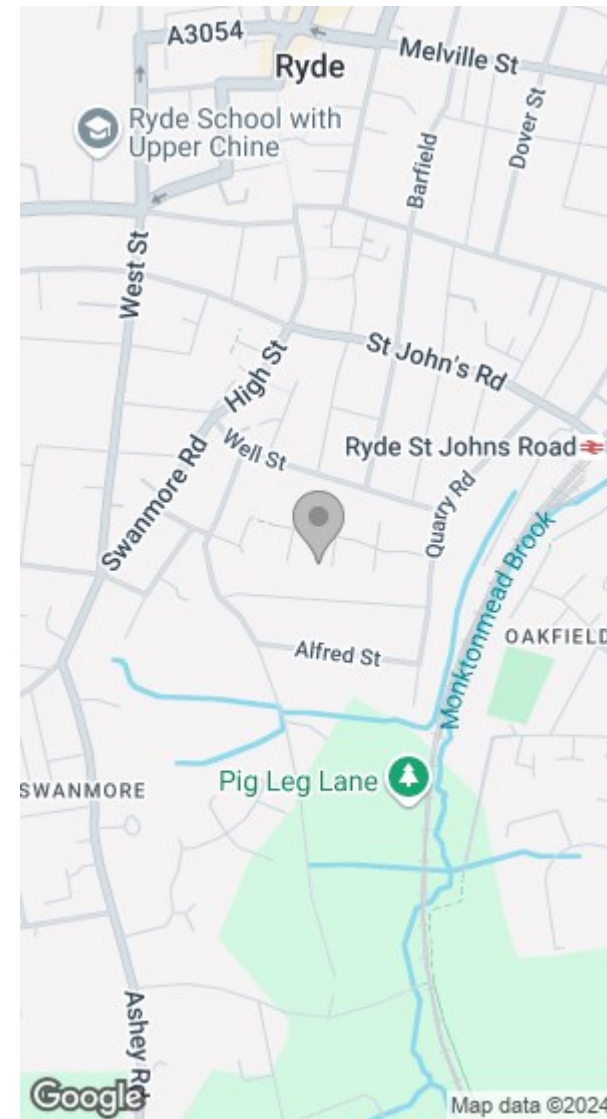


First Floor
Approx 35 sq m / 381 sq ft



Garage
Approx 10 sq m / 106 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

