



Guide Price £210,000

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



Seafields

PEACEFUL TUCKED AWAY SETTING YET CONVENIENT FOR AMENITIES!

Welcome to this charming **END TERRACE HOUSE** located in desirable Leighwood Close, within walking distance of Ryde town amenities and schools. Requiring some 'cosmetic' modernisation, this is a perfect opportunity for one to put their own stamp on it, the accommodation comprising a well proportioned dual aspect sitting/dining room, separate kitchen, 3 **BEDROOMS** and first floor shower room. Benefits include **GAS CENTRAL HEATING**, double glazed windows, an easy to maintain enclosed rear patio garden (with greenhouse), and a long driveway leading to **GARAGE**. Offered as **CHAIN FREE**, we believe this residence would appeal greatly to first, retirement or investment buyers and would highly recommend an internal viewing.

ACCOMMODATION:

Accessed via the side of the property, double glazed door into

ENTRANCE LOBBY:

Double glazed window and obscured internal window and door into Sitting Room.

SITTING/DINING ROOM:

A well proportioned carpeted dual aspect reception room with double glazed windows to front and rear of property. Radiators x 2. Stairs to first floor. Feature fireplace with fitted electric panel heater. Door to:

KITCHEN:

Fitted kitchen comprising range of cupboard and drawer units with contrasting work surfaces incorporating inset sink unit. Gas cooker point. Space and plumbing for washing machine and fridge. Double glazed window and door to rear garden.

FIRST FLOOR LANDING:

Carpeted landing with doors to:

BEDROOM 1:

Double bedroom with double glazed window to front. Radiator.

BEDROOM 2:

Another double bedroom with double glazed window to rear. Radiator.

BEDROOM 3:

Single bedroom with double glazed window to front. Radiator. Deep airing cupboard housing Glow-worm gas boiler.

SHOWER ROOM:

Suite comprising fully tiled shower cubicle, pedestal wash hand basin and w.c. Tiled surrounds. Obscured double glazed window to rear. Radiator.

GARDEN:

An easy to maintain enclosed paved patio rear garden with greenhouse. Gated access leading to driveway.

DRIVEWAY AND GARAGE:

Long driveway providing off street parking and leading to Garage with up and over door.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Council Tax Band: C

EPC Rating: C

Conservation Area: No

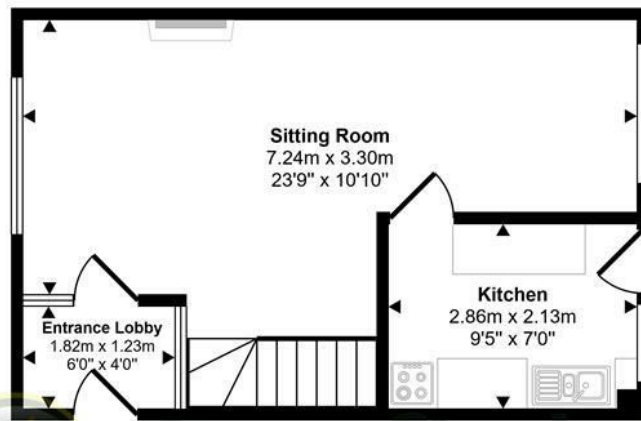
Flood Risk: No

Seller's Situation: No Chain

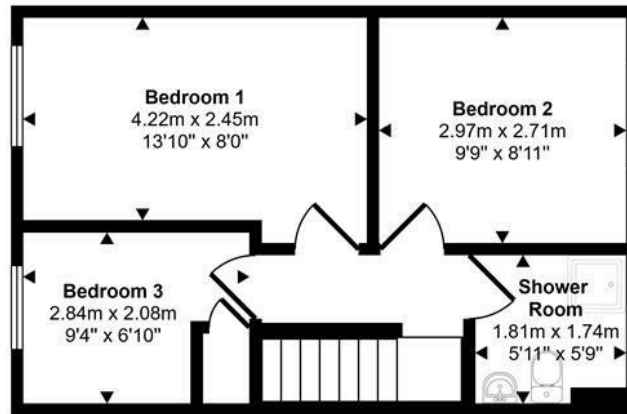
DISCLAIMER:

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
68 sq m / 729 sq ft

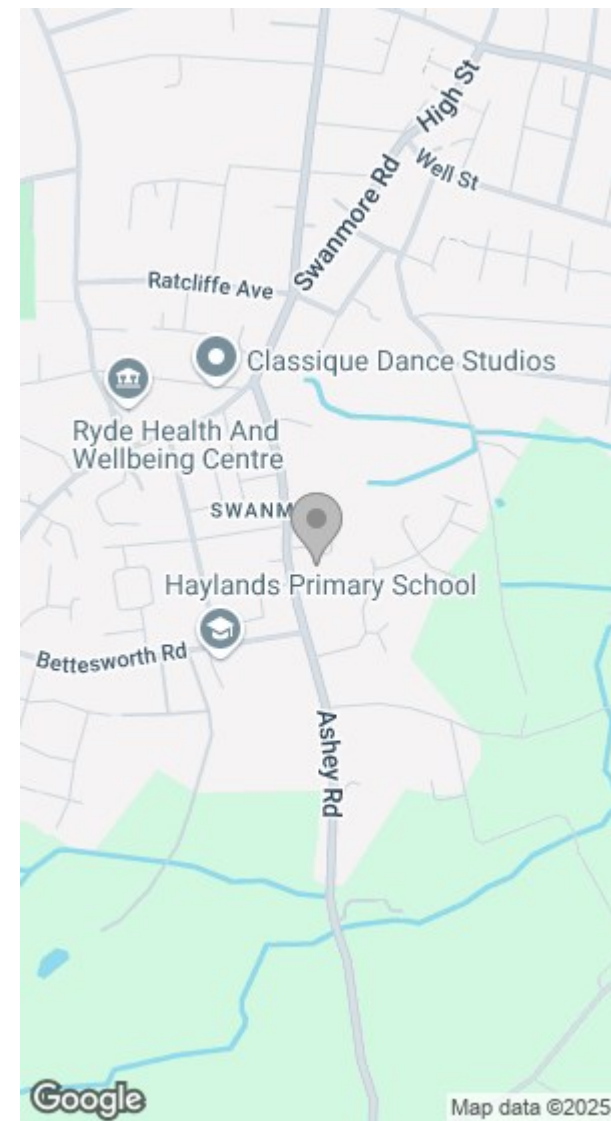


Ground Floor
Approx 34 sq m / 361 sq ft



First Floor
Approx 34 sq m / 367 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		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

