



Guide Price £225,000
13 SALTERS ROAD, RYDE, ISLE OF WIGHT, PO33 3HU



AMPLE COTTAGE CHARM WITH IMPRESSIVE LARGE GARDENS!

A truly delightful **SEMI-DETACHED HOUSE** offering ample appeal within and is so ideal for those enjoying the outdoors. The well presented accommodation offers a cosy front sitting room (with **LOG BURNER**), separate dining room with open plan aspect into stylish vaulted ceiling kitchen, plus downstairs bathroom and, on the first floor, **2 BEDROOMS**. Further benefits include **GAS CENTRAL HEATING**, double glazing throughout, plus a large enclosed **REAR GARDEN** including patio, lawn, vegetable patch and 'bunker' store. Additional bonuses include the smart resin driveway providing ample **OFF-STREET PARKING** plus large timber shed/workshop. Located within a quiet residential no-through lane on the outskirts of Ryde town, the property is a short walk from local convenience stores, bus route, schools and the nearby countryside, as well as an easy stroll (or short drive) into town with its choice of shops and amenities, beautiful beaches and mainland ferry links. A lovely home which is 'ready to move into', we would highly recommend an early visit to avoid disappointment.

ACCOMMODATION:

Solid wood door leading to:

HALLWAY:

Carpeted with radiator and stairs leading to first floor. Door to:

SITTING ROOM:

An inviting front room with double glazed window to front. Log burner with oak mantle. Recessed shelving. Period style radiator. Cupboard housing meters. Ceiling and wall lights. Wood panelled door leading to:

KITCHEN/DINING ROOM:

An impressive open plan room offering a designated dining area with wood flooring and double glazed French doors to side. Vertical chrome radiator. Continuation of wooden flooring opening into a modern kitchen with vaulted ceiling plus Velux and double side windows offering ample natural light Excellent range comprising matching cupboard and drawer units in cream with dark grey marble work surfaces over incorporating inset sink unit. Space for Range cooker, tall fridge/freezer and dishwasher. Separate cupboard with plumbing for washing machine. Door to:

BATHROOM:

Comprising white suite of bath with shower over; vanity wash hand basin and low level w.c. Part tiling to walls. Extractor fan. Non-slip flooring. Obscured double glazed window to rear.

FIRST FLOOR LANDING:

Carpeted landing with access to loft space. Doors to:

BEDROOM 1:

Comfortable carpeted double bedroom with double glazed window to front. Recessed feature fireplace. Over stairs wardrobe/cupboard. Ceiling light. Radiator.

BEDROOM 2:

Carpeted single bedroom with double glazed window to side. Ceiling light. Radiator.

GARDEN:

A lovely large enclosed rear garden with a range of established shrubs. Smart paved patio with steel framed pergola - perfect for al fresco dining. Large lawned area plus raised circular enclosed vegetable patch plus bunker storage.

SHED/WORKSHOP:

Large door opens to impressive timber shed/workshop with light and power.

DRIVEWAY:

Resin bound area with parking to the front for two cars - with double opening side gates leading to further resin based area allowing extra parking or further seating/storage area - leading to shed.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Construction: Brick-built and rendered

Council Tax Band: B

Energy Performance Rating: D (60)

Listed Building: No

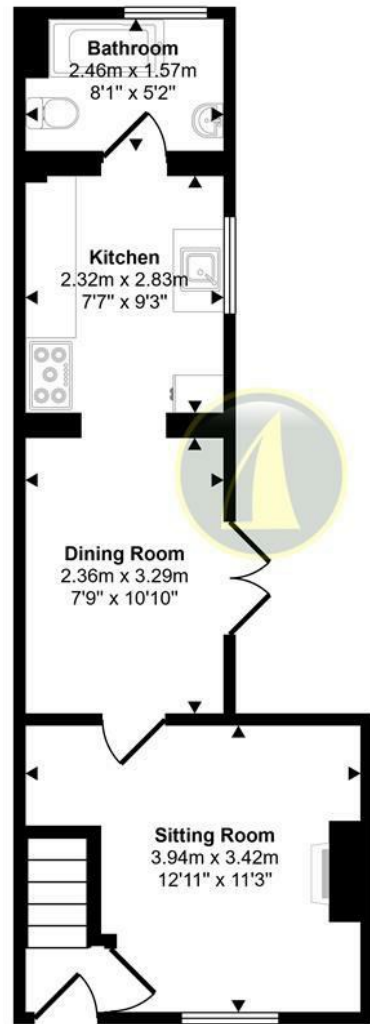
Conservation Area: No

Flood Risk: No

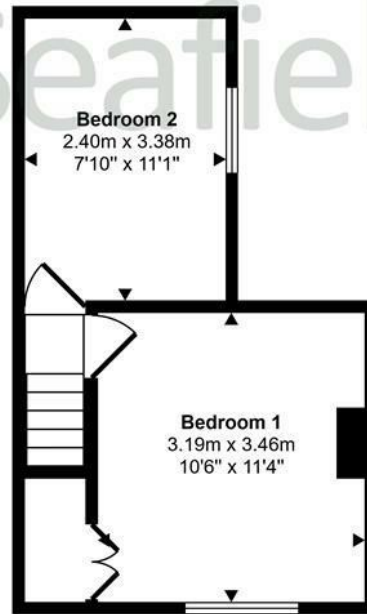
DISCLAIMER:

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.

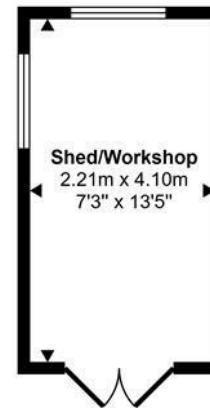
Approx Gross Internal Area
66 sq m / 711 sq ft



Ground Floor
Approx 34 sq m / 371 sq ft

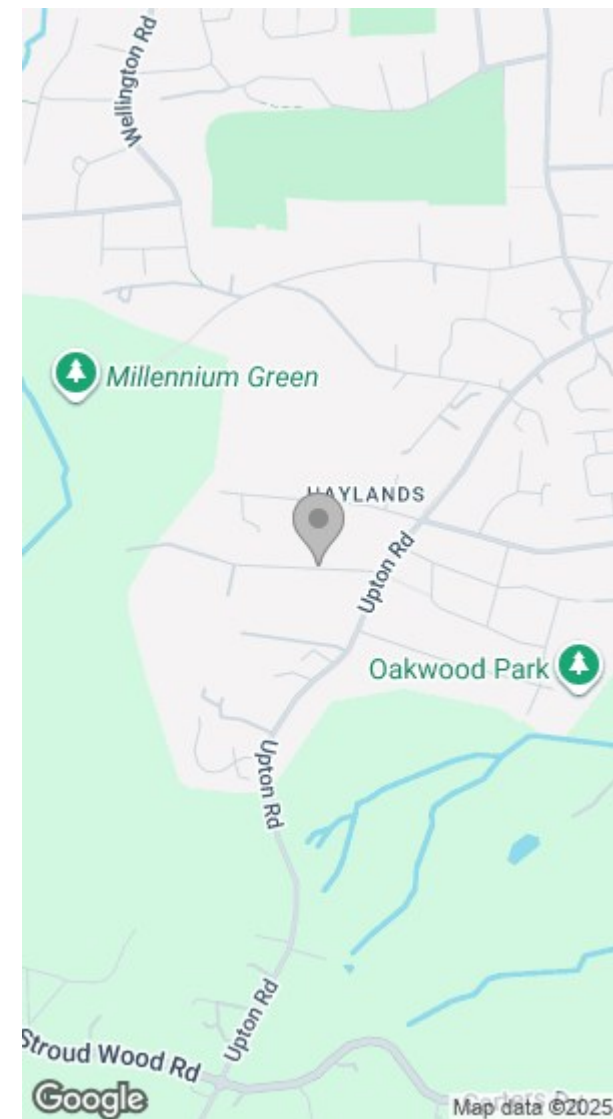


First Floor
Approx 23 sq m / 243 sq ft



Outbuilding
Approx 9 sq m / 98 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	

