



Viewing strictly by appointment with the sole selling agent Fox & Home



01983 811811

## BOOK A VIEWING.



01983 811811

ryde@foxproperty.co.uk

**Fox & home**

182 High Street

Ryde

PO33 2PN

rightmove 



## 2 Puckpool Close

## Ryde, PO33 1PD

£369,950

It's an old cliché but it's true... Location, Location, Location! This detached bungalow is situated in a quiet cul-de-sac in the very highly sought after area of Puckpool, which is located on the outskirts of Ryde and neighbouring Seaview. The bungalow benefits from having a view of the Solent and Portsmouth's Spinnaker Tower beyond. There is good sized, manageable gardens plus a garage and driveway. Chain free with vacant possession.

 2  1  1

[www.isleofwightproperty.com](http://www.isleofwightproperty.com)





GROUND FLOOR  
933 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.  
Made with Metronix 12/2015

#### Covered Porch:

UPVC double glazed front door to:

#### Hallway:

'L' shaped reception area with doors off to all rooms. Large storage cupboard which also houses the Worcester boiler. Second storage cupboard. Access to the loft.

#### Kitchen: 10'3 x 8'8 (3.12m x 2.64m)

Fitted with a range of both floor and wall mounted units with easy wipe worksurfaces. Built in oven, gas hob and extractor hood. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge and freezer. UPVC double glazed window to the side. UPVC double glazed doors lead to the conservatory.

#### Living Room: 17'6 x 12'1 (5.33m x 3.68m)

This good-sized room have plenty of space for sofas, armchairs, etc. Coal effect gas fire with wooden surround. Floor to ceiling UPVC double glazed bay window to the front provides a view of the Solent and the Spinnaker Tower beyond. Radiator.

#### Bedroom One: 11'1 x 10'10 (+ wardrobe) (3.38m x 3.30m (+ wardrobe))

Double bedroom with the UPVC double glazed window again providing sea and mainland views. Built in wardrobes. Radiator.

#### Bedroom Two: 9'8 x 7'4 (2.95m x 2.24m)

UPVC double glazed window looks out over the rear garden. Radiator. Direct access to:

#### Dressing Room/Study: 9'6 x 6'2 (2.90m x 1.88m)

This useful addition to the home is ideal as either a dressing room or study and could be converted into an ensuite shower room if so desired. Radiator. UPVC double glazed window to the front and rear.

#### Bathroom:

Suite comprises: panelled bath, pedestal wash hand basin and low level WC. There is a shower over the bath. Fully tiled. Radiator. UPVC double glazed window.

#### Conservatory: 14'7 x 10'0 (4.45m x 3.05m)

This great addition to the home has plenty of space for sofas, dining table, chairs, etc. Fully tiled floor. UPVC double glazed windows to the sides. The perfect room to sit and enjoy the garden. UPVC double glazed doors to outside and further door to the kitchen.

#### Outside:

Lawned to the front and rear with various trees, bushes, shrubs and flower borders. Greenhouse and patio.

#### Garage:

With power and light. Door leading to the rear garden. Further driveway parking.

Tenure:

EPC:D

Council Tax:

Sell with Fox & home

Please call 01983 8 11 8 11

For a free no obligation valuation



FOLLOW US!



Council Tax Band: Band C EPC Rating: D

Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

www.isleofwightproperty.com