



- Attractive Modern Terraced House
- 14'11 Lounge
- Pleasant Position 15 mins Walk from Town
- Well Placed for Shop & School

- Garage & Driveway PARKING
- Manageable Gardens to Front & Rear
- Double Glazing Throughout

- Stylish Open Plan Living
- Upstairs Bathroom with White Suite
- 14'10 Kitchen/Diner

3 Leighwood Close, Ryde, Isle Of Wight, PO33 2UR

£235,000

This attractive modern home is part of a pretty terrace built circa 1970. The yellow brick facade has highlights of classic architectural styling and this conceals open plan modern living at ground floor complemented by three bedroom accommodation upstairs. The layout favours kitchen/dining flowing through to meet the lounge area very much in keeping with modern day requirements. The double glazed windows look out across the lawned amenity spaces which distinguish this development from others and make for a pleasant vista. This property has its own garage and parking space at the end of the terrace which is one of only a pair and not en bloc as many of the others in Leighwood Close are. The rear garden has been laid to paving for ease of maintenance and there is a gated rear access as a short cut to the garage and parking. The location is slightly peripheral to the town centre leaving it roughly a 15 minute walk from here although there are bus stops much closer should you rely on public transport. Ryde town has one of the best selections of retail shops and associated facilities found anywhere on the Island. This coastal town has probably the best travel options too including regular passenger connections to mainland Portsmouth and Southsea. Ryde's newest school is just down the road and there is a convenience store just around the corner for those daily incidentals. All in all an appealing package as I am sure you will agree.



Accommodation

Entrance Lobby

Lounge

14'11" x 13'9" (4.55 x 4.19)

Kitchen/Diner

14'10" x 9'5" (4.52 x 2.87)

Landing

Bedroom 1

13'10" x 7'10" (4.22 x 2.39)

Bedroom 2

9'8" x 8'10" (2.95 x 2.69)

Bedroom 3

9'4" x 6'11" (2.84 x 2.11)

Bathroom

Gardens

The neatly kept frontage is laid to lawn. The rear garden is hard landscaped for ease of maintenance. It is enclosed by fence and wall boundaries and is laid to paving. A shrub bed to one corner brings colour to the garden.

Garage & Parking

A pitched roof garage with an up and over door. Further space for a vehicle in front of the garage.

Council Tax

BAND C

Tenure

Freehold



Services

Unconfirmed gas, electric, telephone, mains water and drainage.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

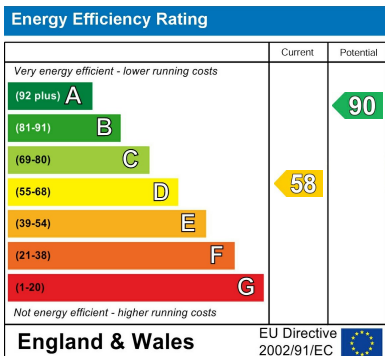


GROUND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 operability or efficiency can be given
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