



HM68 GJG

- No Onward Chain
- 14'10 Lounge Opening into Garden
- Integral Garage & Driveway Parking
- Gas C/Heating & D/Glazing
- Well Presented Modern Terraced House
- Smart but Dated Interior
- Wonderfully Light Interior
- Three Very Comfortable Bedrooms
- Separate Dining Room
- Well Placed for Local School, Bus Route & Park

21 Grenville Drive, Ryde, PO33 3JN

£249,950

Large window apertures ensure that the well proportioned rooms of this modern terraced house are wonderfully light. The property is well presented throughout yet still has scope to modernise in certain areas depending on the buyers personal tastes and requirements. The sensible layout includes a comfortable lounge and a separate dining room adjoining the kitchen. The integral garage is a sought after attribute and some neighbouring properties have opted to convert this into internally accessible rooms. Upstairs and there are three spacious bedrooms and in our opinion an exceptionally generous shower room. Glimpses of nearby countryside are apparent from this first floor level. There is essential driveway parking and an enclosed rear garden with gated access. The house is located in the Haylands suburb of Ryde towards it's southern reaches. Here you will have Ryde's newest school well within walking distance and a bus route just around the corner. Closer still is a recreation park for energetic children and there are various footpaths and bridleways in the area connecting to the Island's extensive network of walking/cycling routes. Ryde is well known for it's seaside retail shopping, miles of sandy beaches and of course the iconic pier which are just a five minute drive from this well place home.



Accommodation

Entrance Hall

8'0" x 3'2" (2.44m x 0.97m)

Lounge

14'10" x 12'4" max (4.52m x 3.76m max)

Dining Room

11'1" x 8'1" (3.38m x 2.46m)

Kitchen

11'6" x 8'1" (3.51m x 2.46m)

Landing

Loft Hatch

Built-in Airing Cupboard

Bedroom 1

12'11" x 9'6" plus wardrobe (3.94m x 2.90m plus wardrobe)

Bedroom 2

12'5" x 9'8" (3.78m x 2.95m)

Bedroom 3

9'7" x 8'1" (2.92m x 2.46m)

Bathroom

9'9" x 8'2" (2.97m x 2.49m)

Gardens

The frontage is neatly laid to lawn with a shrub border to one end. Gated rear access to rear garden. This is mostly laid to lawn and fully enclosed by fence boundaries. Concrete patio and pathways.

Integral Garage

16'3" x 9'4" (4.95m x 2.84m)

With an up and over door, power and lighting. Contains electric and gas meter.

Driveway

Space for a vehicle. Space to increase capacity within frontage.

Council Tax

Band C

Tenure

Long Leasehold. 1000 years from March 1858. 834 years remaining.

Mobile Coverage

Coverage includes EE, O2, Three & Vodaphone



Broadband Availability

Openreach and Wightfibre networks. Ultrafast fibre available

Flood Risk

Very Low Risk from Rivers & Sea. Medium Risk from surface water. Never flooded in 50 years of current ownership.

Construction Type

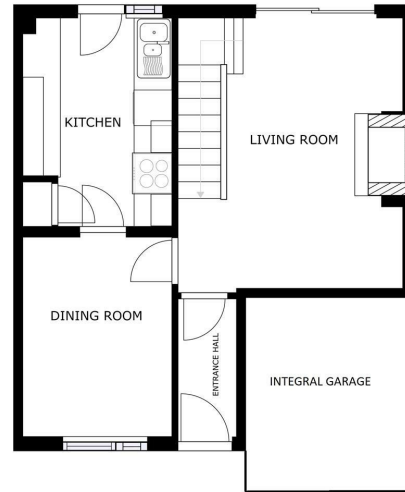
Standard Construction

Services

Unconfirmed gas, electric, mains water, drainage & broadband.

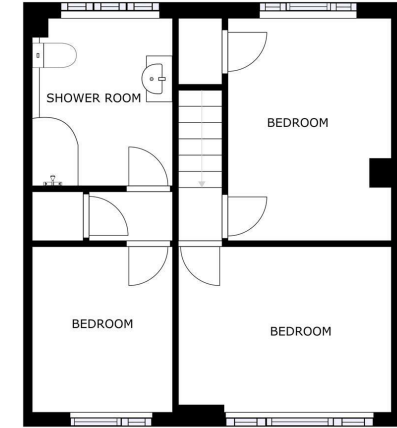
Agents Note

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.



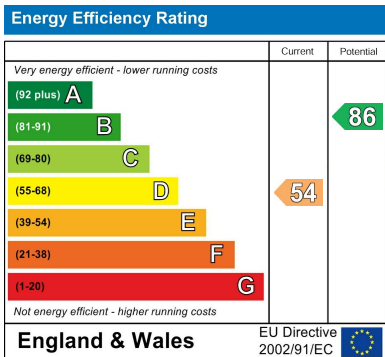
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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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