



- No Onward Chain
- Pretty Lawn Gardens
- Well Respected Residential Area
- Spacious 17'6 Kitchen/Diner
- Detached Chalet Bungalow in Coastal Position
- Exciting Opportunity to Modernise
- Generous 16'5 Sitting Room
- Comfortable 3/4 Bedroom Accommodation
- Garage & Driveway parking
- Close to Town & Amenities

11 Buckland Gardens, Ryde, PO33 3AG

£450,000

With the coastline of Ryde to one side and the bustling town centre to the other this detached chalet style property really does enjoy an enviable location. Its comfortable accommodation is presented over two floors with bedrooms on both the ground and first floor levels offering enormous flexibility and an element of future proofing for single floor living should it ever be needed. The interior is dated yet generally well presented and so it is likely that most buyers will see this as an opportunity to modernise creating a bespoke home to be proud of. The ground floor layout includes a generous sitting room and an equally spacious adjoining kitchen/diner. Two further rooms offer flexibility as reception space or bedrooms. There is a full bathroom complete with separate shower and there is a second w.c on the first floor. Upstairs, there two more bedrooms and it is here that lovely views of the nearby sea are revealed so one can sit and watch the endless procession of cruise ships and ferries which frequent The Solent. The gardens are awash with colour from the array of shrubs which fill its borders and the rear, west facing garden should attract the sun late in to the evening. The larger than usual garage sits at the side of the property and the driveway offer spaces for an additional vehicle. The proximity to the town will prove to be convenient for the new owners leaving an interesting mixture of individual shops and services well within striking distance. Ryde is also well known for its beaches and waterfront facilities which will be similarly close to hand. Here too you will find the highspeed passenger connections to the mainland for extended shopping trips and commuting. Location, desirability and opportunity are the winning combination on offer with this exciting property, call us and let us show first hand.



Accommodation

Porch

Entrance Hall

12'4" x 6'3" (3.76m x 1.91m)

Kitchen/Diner

17'6" x 11'9" (5.33m x 3.58m)

Sitting Room

16'5" x 14'0" (5.00m x 4.27m)

Dining Room/Bedroom 4

11'11" max x 9'7" (3.63m max x 2.92m)

Bedroom

13'11" max x 11'10" max (4.24m max x 3.61m max)

Bathroom

10'4" x 7'0" (3.15m x 2.13m)

Landing

Separate W/C

Bedroom

14'0" x 13'11" max (4.27m x 4.24m max)

Built-in Under Eaves Storage

Bedroom

13'0" x 11'3" (3.96m x 3.43m)

Built-in Under Eaves Storage

Gardens

The wonderfully mature frontage has neat lawn areas filled with a colourful array of shrubs and ornamental trees. Gated access leads to the rear garden. The equally well kept rear garden is mostly laid to lawn edged by established shrubs and ornamental trees. Raised sun terrace and paved pathways. Sunken fish pond sat within a shrub filled rockery. Fence boundaries enclose the garden. Garden tap. Greenhouse (12' x 8').

Garage

17'7" average x 11'3" average (5.36m average x 3.43m average)

With an up and over door, power and lighting. Window to side.

Driveway

Space for an additional vehicle.



Tenure
Freehold

Council Tax
Band F

Construction Type
Standard construction

Flood Risk
Low Risk from Surface Water. Very Low Risk from River & Sea.

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available

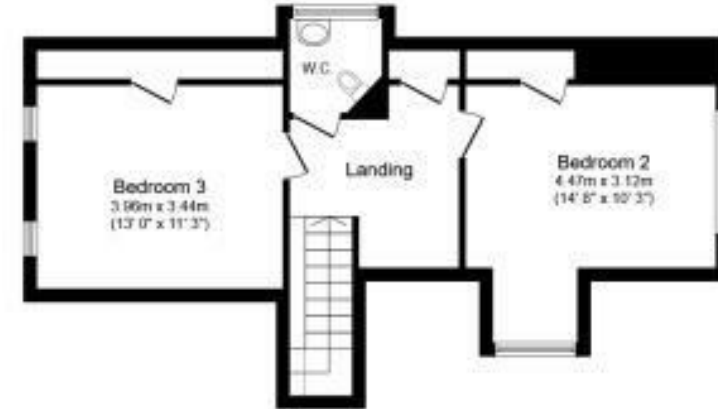
Mobile Coverage
Coverage includes EE, and Three. Voice Only: O2 and Vodaphone.

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.



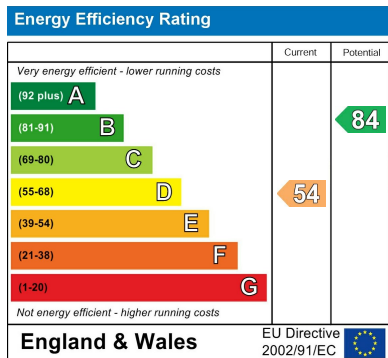
Ground Floor
Floor area 86.4 m² (930 sq.ft.)



First Floor
Floor area 48.7 m² (525 sq.ft.)

TOTAL: 135.1 m² (1,455 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co



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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
 Phone: 01983 611511
Email: ryde@wright-iw.co.uk

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