



- Ground Floor Maisonette with Private Gardens
- Private Entrance
- Sunny South Facing Rear Garden
- No Onward Chain
- Well Presented Interior
- 13'4 Lounge/Diner
- Sought After Appley Location
- Comfortable 2 Bedroom Accommodation
- En Bloc Garage
- Peaceful Cul de Sac Position

43 Grasmere Avenue, Ryde, Isle of Wight, PO33 1NU

£189,950

Nestled in the sought-after coastal location of Appley, this charming ground floor maisonette offers a perfect blend of comfort and convenience. Boasting a private front and rear garden, this property provides a tranquil retreat just moments away from the picturesque Appley Park and Beach.

With a comfortable reception room, two bedrooms, and a well-maintained interior, this maisonette is ideal for those seeking single-floor living. Whether you are looking for a permanent residence or a serene holiday home, this property from the 1960s offers a timeless appeal.

Conveniently, there is parking available for one vehicle in the en bloc garage, ensuring that you can come and go with ease. The peaceful cul-de-sac location adds to the allure of this property, providing a quiet and safe environment for residents.

Don't miss out on the opportunity to own this delightful maisonette in Coastal Appley - a true gem for those looking for a tranquil coastal lifestyle.



Accommodation

Porch

5'4" x 3'3" (1.63m x 0.99m)

Built-in Storage

Lounge/Diner

13'4" x 12'0" max (4.06m x 3.66m max)

Inner Hall

Built-in Airing Cupboard

Built-in Storage Cupboard

Kitchen

10'11" x 8'4" (3.33m x 2.54m)

Bedroom 1

11'10" x 10'10" (3.61m x 3.30m)

Bedroom 2

9'4" x 9'2" (2.84m x 2.79m)

Bathroom

7'0" max to recess x 5'11" (2.13m max to recess x 1.80m)

Gardens

The pretty frontage has been tastefully landscaped. It is largely laid to gravel and interspersed with colourful shrubs and ornamental trees. A gated side access leads to the rear garden. This sunny South facing rear garden is fully enclosed by fence boundaries and contains an array of established shrubs to its beds and borders. The garden is mostly laid to paving to help reduce ongoing maintenance. Garden shed with electric supply. Garden tap.

Garage

Numbered and allocated en bloc garage. Further on-street parking is available.

Construction Type

Cavity wall construction



Council Tax

Band B

Tenure

Freehold

Flood Risk

Very Low Risk

Mobile Coverage

Limited Coverage: Vodafone, O2 & EE

Broadband Connectivity

Openreach and Wightfibre Networks. Up to Ultrafast speeds available.

Services

Unconfirmed gas, electric, 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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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