



- 2001 Built Semi Det House
- Comfortable Two Double Bedroom Accommodation
- Well Placed for buses, trains & Schools
- D/Glazing & Gas C/Heating
- Comfortable 13'+ Lounge/Diner
- Downstairs Cloakroom
- Smart Modern Kitchen
- PARKING for two
- Well Presented Throughout
- Garden and Sun Terrace

56 St Johns Wood Road, Ryde, Isle Of Wight, PO33 1HL

£220,000

This smart modern home was built in 2001 and as such has all the essential accoutrements one would expect. At ground floor you have a cloakroom w.c, all windows are double glazed and gas central heating is throughout. Such things help to facilitate the properties C Energy Rating which is not only suitable as a buy to let investment but naturally more economical to run than older stock houses. The interior is beautifully presented and tastefully decorated ideal for those who don't necessarily want to undertake any immediate improvements. The smart kitchen sits to the front of the house leaving the comfortable lounge/diner with direct access to the well tended garden. The frontage offers parking for two vehicles, a very much sought after commodity, especially in central Ryde. To the rear the terraced garden includes a sun terrace and raised sun deck plus a higher level sun deck to catch the sun late into the evening. Just a few minutes in the car will see you to the town centre retail shops, banks, post offices, coffee shops and the handy supermarket. Closer still are bus routes, St John's Train Station and the local beach is just down the road too. Whether you are downsizing, up-sizing or buying for the first time this house should really be picked up on your 'house to view' radar!



Accommodation

Entrance Lobby

Cloakroom W.c

Lounge

13'1 x 10'5 (3.99m x 3.18m)

Kitchen/Diner

12'6 max x 10'9 max (3.81m max x 3.28m max)

Landing

Loft access.

Built in storage

Bedroom 1

12'4 max x 10'7 (3.76m max x 3.23m)

Bedroom 2

10'4 x 10'0 (3.15m x 3.05m)

Bathroom

7'1 x 5'7 (2.16m x 1.70m)

Garden

The frontage is designated for parking purposes. A gated side access leads to the pretty rear garden. This has been tastefully landscaped to include differing levels. The lower two are both designed as seating terraces. The next level up has a raised sun deck surrounded by loose gravel then on to the top level which is also laid to decking and catches the sun late in to the evening. Garden shed. Garden tap.

Parking

The hardstanding to the front of the property offers space for 2 vehicles.

Council Tax

BAND B

Flood Risk

Low Risk from surface water up to 2040. Very Low Risk from Rivers and Sea.



Construction Type
Cavity wall built

Broadband Connectivity
Up to Ultrafast Fibre available

Mobile Coverage
Limited coverage from EE, O2 & Vodafone

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.



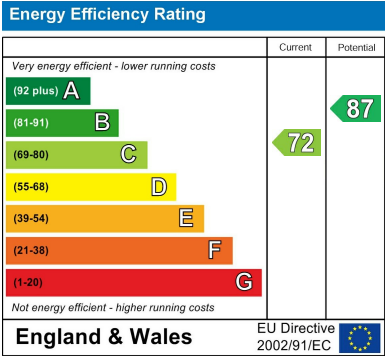
GROUND FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 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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