

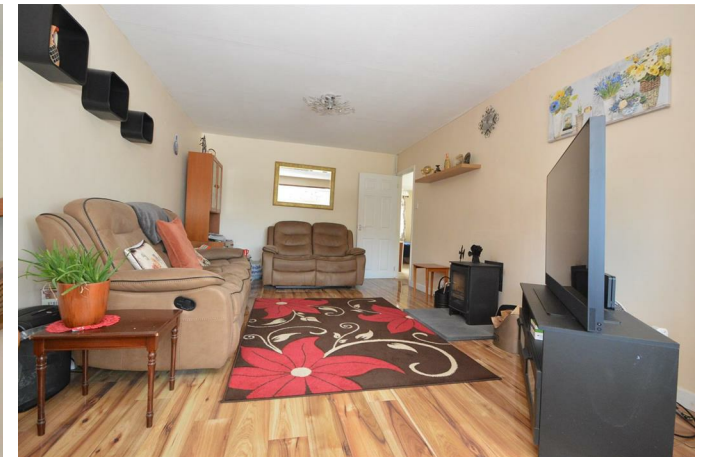


- Modern Semi Detached Bungalow
- 16'9 Dining Room Overlooking the Garden
- Low Maintenance Gardens
- Smart Modern Kitchen
- Comfortable 2 Bedroom Accommodation
- Close to Buses & Shop
- BRAND NEW D/g Windows
- Generous 15'7 Lounge with Log Burner
- Short Walk from Local Park
- Garage & Driveway Parking

38 Winston Avenue, Ryde, Isle Of Wight, PO33 3QQ

£270,000

The desire for single floor living is aptly catered for in this well presented semi detached bungalow. It has been extended to the rear to create a separate place to dine as the ideal accompaniment to the comfortable lounge which has a stylish log burner as its focal point. The smart kitchen is a recent replacement and the double glazed windows are literally brand new creating a welcomed overhaul to the external aesthetics. There are two double bedrooms to choose from and a modern shower room suite. The driveway offers spaces for two vehicles en route to the garage. Shrub filled borders line the garden and for the most part the gardens have been designed to keep maintenance to a minimum. The property sits just a 5 minute walk from the local convenience store and a similar distance from the nearby bus routes. Ryde town centre is the nearest principal town where one will find a broader selection of essential amenities including retail shops, banks, coffee shops, post offices and a supermarket amongst others. There is a recreation park close to hand via where one can access walking routes through to the surrounding countryside, what more could you possibly want!



Accommodation

Porch

5'4 x 3'5 (1.63m x 1.04m)

Entrance Hall

Loft access via ladder.

Lounge

15'8" x 11'3" (4.78m x 3.43m)

Kitchen

10'4 max x 8'5 max (3.15m max x 2.57m max)

Dining Room

16'9" x 6'5" (5.11 x 1.96 (5.10 x 1.95))

Bedroom 1

14'4" x 11'4" (4.37 x 3.45)

Bedroom 2

9'6" x 8'5" plus wardrobe (2.90m x 2.57m plus wardrobe)

Shower Room

6'4" x 5'5" (1.93m x 1.65m)

Gardens

Dwarf walls retain the different levels of the front garden. Gated side access to rear garden. Garden tap. The rear garden is tastefully hard landscaped with the main paved areas edged by raised shrub borders. Greenhouse. Garden shed with lighting. Fenced boundaries.

Garage

15'5 x 8'2 (4.70m x 2.49m)

With an up and over door, power and lighting.

Driveway

With additional spaces for 2 vehicles.

Council Tax

BAND C



Broadband Availability

Openreach and Wightfibre networks. Ultrafast fibre available

Mobile Coverage

Coverage includes EE, O2, Three & Vodaphone.

Flood Risk

Very Low Risk

Construction Type

Cavity wall construction

Services

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

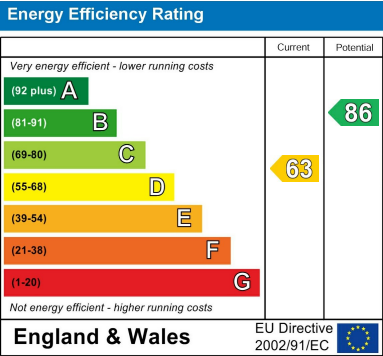
Agents Note:

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.




TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 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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187 High Street, Ryde, Isle of Wight, PO33 2PN



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



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