

Shaplands Mews 35 Union Road Ryde, PO33 2DA

£119,000



OFFERED CHAIN FREE!! Is this two bedroom end of terrace house, situated within walking distance to the sea front, beaches, mainland ferry links and Ryde town amenities. This property consists of a good-sized living room, leading to an open plan fitted-kitchen with integrated appliances and communal gardens. Upstairs you have two bedrooms, followed by a modern-fitted bathroom. The property also benefits from a gas fired central heating system and double glazing. This would be an ideal investment opportunity with a tenant in situ.

TWO BEDROOM

TOWN CENTRE LOCATION

WALKING DISTANCE TO BEACH

IDEAL INVESTMENT

CHAIN FREE

GAS CENTRAL HEATING & DOUBLE GLAZING

## ROOMS

### Living Room 16' 9" x 9' 8" (5.10m x 2.94m)

Wooden front door with window panels. Two radiators. Double glazed window to front aspect. Double glazed patio doors to rear aspect. Under stairs storage cupboard.

### Kitchen 10' 8" x 4' 11" (3.25m x 1.50m)

Double glazed window to front aspect. Modern-fit ted base & wall units. Integrated fridge/freezer.

### Landing

Double glazed window to rear aspect. Loft access.

### Bedroom 1 9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed window to front aspect. Radiator.

### Bedroom 2 10' 8" x 6' 6" (3.25m x 1.98m)

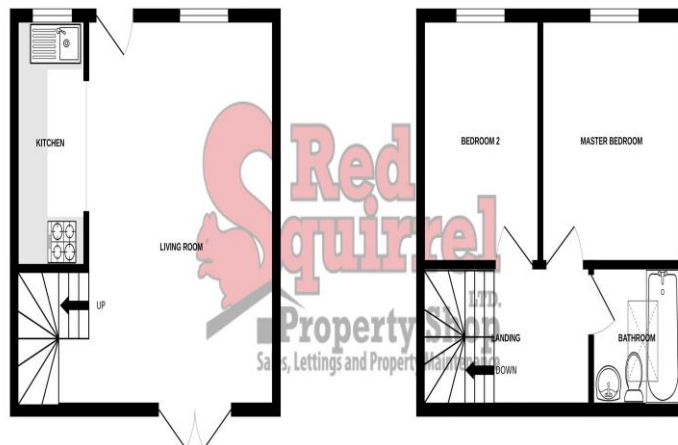
Double glazed window to front aspect. Radiator.

### Bathroom 6' 0" x 5' 10" (1.83m x 1.78m)

Double glazed Velux window. Bath with over shower. Low level WC. Pedestal wash basin.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	