

High Street Ryde, PO33 4LU

£325,000



This beautifully presented 3 bedroom semi-detached house is located in the popular village of Wootton Bridge, within walking distance to local schools, shops & bus routes. This spacious house consists of a living room, dining room, modern kitchen, three double bedrooms & a shower room. Outside offers a utility area with electrics & plumbing, a patio space, garden & three garden sheds. Other benefits of the property includes a driveway for two vehicles, gas central heating & double glazing. This is the perfect family home!

3 BEDROOMS

SEMI-DETACHED

CLOSE TO LOCAL SCHOOLS, SHOPS & BUS
ROUTES

DRIVEWAY

UTILITY AREA

GAS CENTRAL HEATING & DOUBLE GLAZING

ROOMS

Entrance Hall

Living Room 12' 4" x 13' 8" (3.76m x 4.16m)
Wooden flooring. Log burner to side aspect. Double glazed bay window to front aspect. Radiator.

Dining Room 10' 4" x 13' 8" (3.15m x 4.16m)
Wooden flooring. Double glazed window to side aspect. Radiator.

Kitchen 18' 4" x 13' 9" (5.58m x 4.19m)
LVT wood effect flooring. Modern-fitted kitchen with integrated appliances. Electric hob & double oven. Sink drainer. Double glazed window to rear aspect. Heating & cold fan built-in to plinth. French doors to rear aspect leading on to the garden.

First Floor Landing

Bedroom 1 13' 7" x 15' 1" (4.14m x 4.59m)
Carpet flooring. Built-in wardrobe. Double glazed window to front aspect. Radiator.

Bedroom 2 13' 4" x 11' 0" (4.06m x 3.35m)
Carpet flooring. Built-in wardrobe. Double glazed window to side aspect. Radiator.

Bedroom 3 13' 5" x 10' 11" (4.09m x 3.32m)
Carpet flooring. Built-in wardrobe. Double glazed window to rear aspect. Radiator.

TOTAL AREA: 1,457.36 SQ FT • LIVING AREA: 1,610.62 SQ FT • FLOORS: 2 • ROOMS: 13

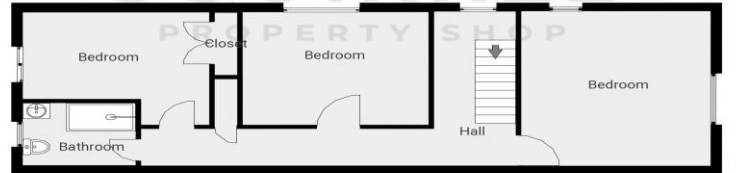
▼ Ground Floor

TOTAL AREA: 652.39 sq ft • LIVING AREA: 511.31 sq ft • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 705.51 sq ft • LIVING AREA: 705.51 sq ft • ROOMS: 8



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Shower Room 8' 1" x 6' 1" (2.46m x 1.85m)

LVT Wood effect flooring. Walk-in shower, sink basin & WC. Double glazed window to rear aspect. Radiator.

Utility room

Fitted Plumbing & Electrics for appliances.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

