



9 AMHERST PLACE

RYDE, PO33 1FE

£260,000
FREEHOLD

A lovely family 3 bedroom semi detached home situated within a popular area on the outskirts of Ryde. Nicely presented throughout and offered as CHAIN FREE. A great buy and a super buy to let investment. EPC "C"

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- 3 bedroom semi detached
- Garage and ORP
- Easily maintained garden
- Nicely presented
- CHAIN FREE



The accommodation with approximate measurements

Door to

Hallway

Doors to

Cloak room

Double glazed window to front aspect. Radiator. Low level WC. Hand basin. Consumer unit.

Lounge 5.39 x 3.73 (17'8" x 12'2")

Double glazed window to front aspect. Two radiators. Stairs to first floor. Feature inset fire with wooden surround. Door to:

Kitchen / diner 4.59 x 2.74 (15'0" x 8'11")

Fully fitted kitchen with matching wall, base and drawer units. Fitted electric oven. Gas hob with extractor over. Fitted dishwasher. Stainless steel sink and drainer. Tiled splash back. Wall hung boiler with " Ideal Logic" boiler. Space for fridge / freezer. Radiator. Under stairs cupboard with shelving. Double glazed French doors to garden.

Stairs to first floor

Landing

Loft access. Doors to :

Bedroom 3.60 x 2.52 (11'9" x 8'3")

Double glazed window to front aspect. Radiator. Door to:

En suite

Shower cubicle. Low level WC. Hand basin with

vanity storage. Radiator. Double glazed window to side aspect.

Bedroom 2.57 x 3.11 (8'5" x 10'2")

Double glazed window to rear aspect. Radiator.

Bedroom 2.60x 2.0 (8'6"x 6'6")

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Bath with shower attachment. Low level WC. Hand basin with vanity storage. Radiator.

Outside

Rear: Fully enclosed garden. Mainly laid to lawn. Patio area. Back entrance to garage.

Front: Path to door.

Garage

Up and over door. Door to garden .Power and lights.

Additional information

Tenure: Freehold

Estate management fee: £310.29 p.a.

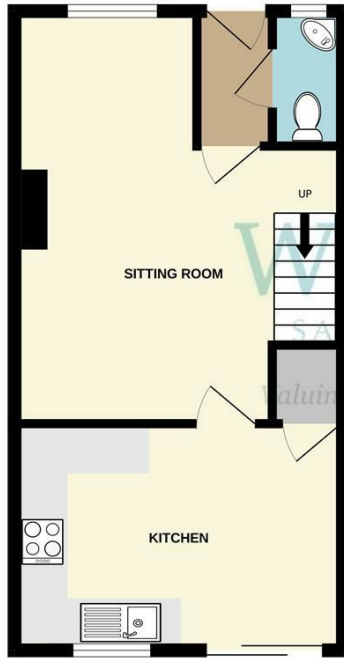
Council tax band: "C"

EPC: "C"

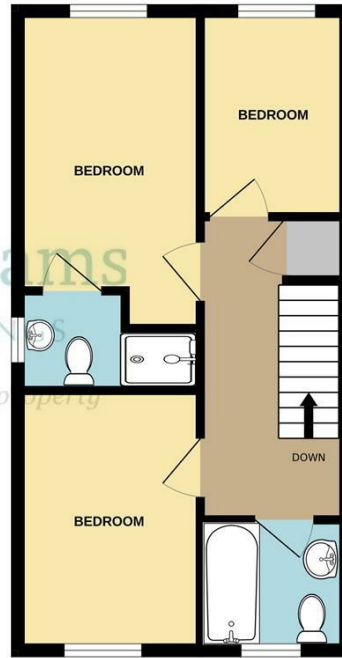
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GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

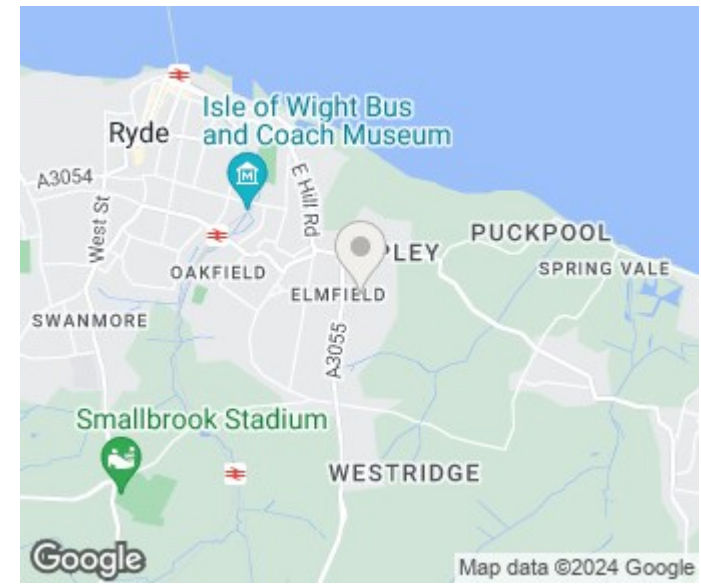


1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

Whilst 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 plus) A			90
(81-91) B		75	
(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	

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements