



1 WINTON COURT TRINITY STREET RYDE, PO33 2DJ

£250,000
FREEHOLD

A beautifully presented 3 bedroom end of terrace home conveniently situated within a 10 minute walk of the local town and sandy beaches of Ryde. Commuting to the mainland via the Hovercraft or Wightlink Catamaran being only 1/4 mile away. Totally renovated over the last two years with the property being fully decorated and carpeted throughout. All double glazed windows have been refurbished. The property benefits from a brand new bathroom and kitchen with new flooring. The property enjoys Wight Fibre broadband internet. Easily maintained courtyard garden and garage. An early viewing is recommended.

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SALES & LETTINGS

1 WINTON COURT TRINITY

- 3 bedroom end of terrace
- Beautifully presented
- Recently updated and modernised throughout
- Courtyard garden + Garage en-block
- Ideally situated for local amenities.
- Close to doctors surgery, primary school.



The accommodation with approximate measurements co

Double glazed door to

Hallway

Radiator. Double glazed window to front aspect. Stairs to first floor. Door to:

Lounge 4.03 x 4.84 (into box window) (13'2" x 15'10" (into box window))

Double glazed box window to front aspect. Dado rail. Radiator. Feature fire. Land line telephone point and Wight Fibre internet access. Door to:

Kitchen / diner 5.72 x 3.28 (18'9" x 10'9")

Fully fitted modern kitchen with matching wall, base and drawer units. Matching larder unit. Fitted eye level Bosch double oven and grill. Bosch stainless steel gas hob with feature extractor over. Fitted dishwasher and fridge/ freezer. Stainless steel sink with mixer tap and waste disposal unit. Double glazed window to rear aspect. Feature wall hung radiator. and recessed zonal spot lighting. Walk in cupboard with storage space, consumer unit, electric meter and wall hung Glow Worm boiler (3 years old) Double doors to:

Utility room 2.10 x 1.91 (6'10" x 6'3")

Double glazed window to rear aspect. Door to garden. Space and plumbing for washing machine and tumble dryer. Additional space for slim line under - counter freezer.

Stairs to first floor

Landing

Double glazed window to side aspect. Airing cupboard with shelving . Loft access (boarded and light). Doors to:

Bedroom 1 3.62 x 3.26 (11'10" x 10'8")

Two double glazed windows to front aspect. Radiator. Built in double wardrobe.

Bedroom 2 3.49 x 2.98 (11'5" x 9'9")

Double glazed windows to rear aspect. Radiator. Built in double wardrobe. (currently used as a craft room)

Bedroom 3 / study 1.98 x 1.84 (6'5" x 6'0")

Double glazed window to front aspect. Radiator. Single bedroom currently used as a home office.

Shower room 2.48 x 1.70 (8'1" x 5'6")

1 1/2 size walk in shower with rain showerhead. Low level WC. Hand basin with vanity storage. Full width fitted mirror. Humidity activated extraction fan. Recessed spot lights. Double glazed window to rear aspect. Radiator.

Outside

Rear: Fully enclosed, easily maintained courtyard garden. Gate to side access.

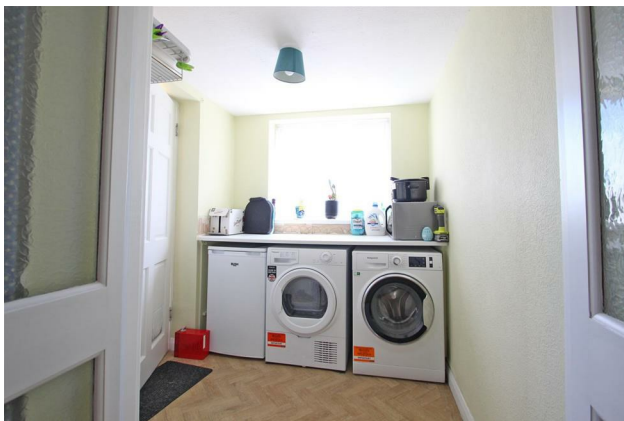
Front: Paved area for pots. Acces to ground level gas meter.

Garage: Up and over door with internal shelving.

Additional information

Council tax band : "C"

EPC: "D"



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TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	67		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Williams Estate Agents
41 High Street
Wootton Bridge
Isle Of Wight
PO33 4LU

01983 883333
sales@williamsisleofwight.co.uk
lettings@williamsisleofwight.co.uk
www.williamsisleofwight.co.uk

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