

Viewing strictly by appointment with the sole selling agent Fox & Home

## BOOK A VIEWING.



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**Fox & home**

182 High Street

Ryde

PO33 2PN



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### 5 Victoria Place

### Ryde, PO33 2PX

### £299,950

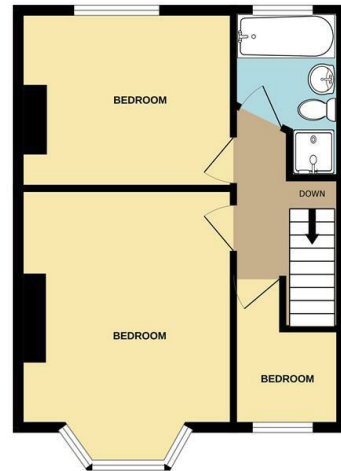
Situated in the very heart of town, yet tucked away, this three bedroom home offers comfortable accommodation with the benefits of gas central heating and UPVC double glazing. There is a large garden to the rear, parking to the front plus easy access to schools, shops, beaches, etc.



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GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

TOTAL FLOOR AREA: 832 sq.ft. (77.3 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-measurement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.  
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**Door to:**

**Porch:**

UPVC double glazed front door to:

**Hall:**

Stairs to first floor. Radiator. UPVC double glazed window to the side. Understairs cupboard with boiler.

**Kitchen: 12'9" x 6'4" (3.89m x 1.93m)**

Fitted kitchen with a range of floor and wall units with easy wipe work surfaces and tiled splashbacks. Gas cooker point. Plumbing for a washing machine. Stainless steel sink unit with UPVC double glazed window over. UPVC double glazed door to outside. Radiator.

**Lounge: 15'6" into bay x 13'0" (4.72m into bay x 3.96m)**

A light room with UPVC double glazed bay window to the front. Open fire with inset wood burning stove and solid hearth. Radiator. Double doors to:

**Dining Room: 12'3" into recess x 11'0" (3.73m into recess x 3.35m)**

A very useful second reception room with plenty of space for the family table and chairs. Recesses with a built in cupboard. Radiator. Sliding UPVC double glazed patio doors lead to the garden.

**First Floor**

**Landing:**

Doors to all rooms.

**Bedroom One: 15'9" into bay x 10'3" (4.80m into bay x 3.12m)**

Double bedroom with UPVC double glazed bay window to the front providing a glimpse of the Solent and mainland beyond. Two Radiators.

**Bedroom Two: 13'0" into bay x 10'0" (3.96m into bay x 3.05m)**

UPVC double glazed window to the rear. Radiator.

**Bedroom Three: 8'0" x 5'4" +3'9" recess (2.44m x 1.63m +1.14m recess)**

Useful third bedroom with UPVC double glazed window to the front. Radiator.

**Bathroom:**

Suite Comprises: Panelled bath, wash hand basin with cupboard under, freestanding shower cubicle and low level WC. Radiator. UPVC double glazed window to the rear.

**Outside:**

There is a large garden to the rear with lawn, patio and pond.

**Parking:**

Off road parking for two vehicles.

Tenure: Freehold

EPC: D

Council Tax Band: C

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Council Tax Band: Band C EPC Rating: D