



- Smart Modern 2005 Built Home
- 14'5 Lounge Overlooking Garden
- 11'0 Kitchen/Diner
- D/Glazing & Gas C/Heating
- Pleasant Rural Outlook
- Well Presented Interior
- Family Bathroom, En Suite & Cloakroom W.c
- Comfortable 3 Bedroom Accommodation
- Parking
- Low Maintenance Garden

131a Great Preston Road, Ryde, Isle Of Wight, PO33 1DB

£245,000

Built in 2005, this smart modern home has a well presented interior ready for even the most discerning of buyers to take up occupation. It occupies an elevated position and as such enjoys a pleasant outlook across the countryside beyond its residential position. This Elmfield suburb of Ryde location is home to a healthy consolidation of handy facilities including main bus routes, two shops, a post office, public house, school and petrol station. A major supermarket is a mile or so away as is Appley park, a wonderful tree-lined park leading down to its adjoining beach. The house is sensibly designed to meet the demands of modern living favouring a kitchen/diner and separate lounge configuration. There is a cloakroom at ground floor and upstairs there is a family bathroom plus an en suite shower room to the principal bedroom, there are three bedrooms in total. The outside space has been landscaped to keep maintenance to a minimum although some may wish to elaborate the appearance. An allocated parking space sits in front of the house and there is a large shared turning area for ease of access. The countryside views can be seen from all front facing windows and best enjoyed from the upper floor. Newer houses are generally much easier to maintain than older stock properties and certainly cheaper to run from an energy efficiency stand point, so if keeping control of outgoings is important to you then there is even more reason for you to consider this house as your next home.



Accommodation

Entrance Hallway

Cloakroom WC

Kitchen/Diner

11'0 plus walk in larder x 10'10 (3.35m plus walk in larder x 3.30m)

Lounge

14'5 x 14'4 (4.39m x 4.37m)

Landing

Loft access

Built in storage

Bedroom One

14'4 x 10'8 (4.37m x 3.25m)

En Suite

10'6 x 3'3 (3.20m x 0.99m)

Bedroom Two

11'0 x 8'1 (3.35m x 2.46m)

Bedroom Three

11'0 x 5'10 (3.35m x 1.78m)

Bathroom

6'9 x 5'9 (2.06m x 1.75m)

Gardens

The frontage is laid to paving. Gated side access to the rear garden. This is fully enclosed by fence boundaries and laid to gravel for the ease of maintenance. Paved stepping stones and patio area. Garden shed. Garden tap (at front).

Parking

Allocated space directly to front of house. Shared access and turning area for numbers 131, 131a + 131b.

Council Tax

BAND C



Tenure
Freehold

Flood Risk
Very Low Risk

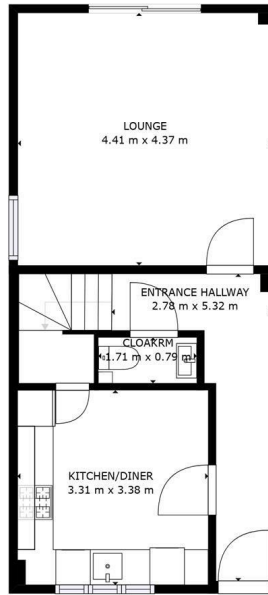
Broadband Connectivity
Up to Ultrafast fibre available

Mobile Coverage
Coverage includes: EE, O2, Three & Vodafone

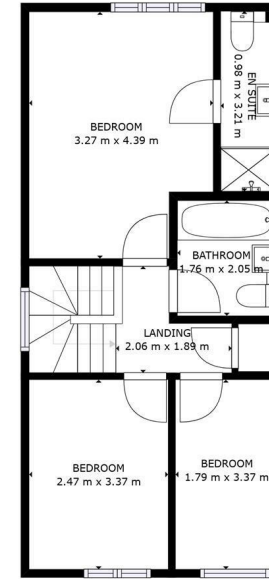
Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

Services
Unconfirmed gas, electric, telephone, mains water and drainage.

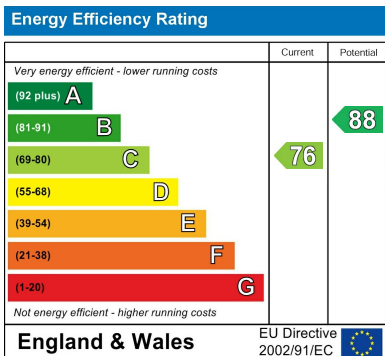
Agent Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROSS INTERNAL AREA
FLOOR 1: 44 m², FLOOR 2: 44 m²
TOTAL: 87 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

Viewing: Date Time