



 Seafields



Guide Price £260,000

12 ST. JOHNS AVENUE, RYDE, ISLE OF WIGHT, PO33 1ER

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## **IDEAL FAMILY HOME CONVENIENT FOR TOWN AND SEA FRONT!**

**A well presented SEMI-DETACHED house offering well presented accommodation to include a large 'eat-in' kitchen, an airy and bright sitting room, 3 BEDROOMS and family bathroom. Benefits include gas central heating, double glazing, SEA VIEWS and a very pleasant enclosed REAR GARDEN with summer house. An easy stroll takes one down to the sea front, wonderful golden Ryde sands, the community swimming pool - plus convenient for town amenities, schools and Island/mainland transport links. We consider this home so ideal for first or investment buyers seeking a comfortable home offering great convenience. Very well worth a visit!**

### **ACCOMMODATION:**

Steps leading up to a part glazed composite entrance door into:

### **HALLWAY:**

Welcoming hallway with laminate vinyl flooring. Window to side. Radiator. Carpeted stairs to the first floor. Doors to:

### **SITTING ROOM:**

A bright room with a bay window to front. Laminate flooring. Feature fireplace/mantelpiece. Radiator.

### **KITCHEN/DINER:**

A large kitchen/diner with fitted units in dark blue with contrasting worktop incorporating inset sink unit. Integral appliances including gas hob and eye level double oven. Space for washing machine, tumble dryer and dishwasher. Double glazed windows overlooking the garden and to the side. Part glazed door to the garden.

### **FIRST FLOOR LANDING:**

Carpeted landing with window to side. Doors to all rooms.

### **BEDROOM 1:**

Carpeted double bedroom with bay window to front with views over Ryde towards the Solent. Radiator. Recessed fitted wardrobes. Ornamental fireplace.

### **BEDROOM 2:**

A second carpeted double bedroom situated to the rear with views over the garden. Radiator. 'Vaillant' combination gas boiler.

### **BEDROOM 3:**

A carpeted single bedroom to front with views towards Ryde town. Radiator.

### **BATHROOM:**

Comprising suite of bath with shower over and shower screen; pedestal wash basin; low flush WC. Radiator. Loft hatch. Laminate flooring. Tiled wall surrounds. Double glazed window to rear.

### **GARDEN:**

A really good sized enclosed rear garden comprising patio area with the rest being mainly laid to lawn and extending approximately 40 feet with a raised decking and a summer house.

### **PARKING:**

A driveway with off street parking space for one car.

### **TENURE:**

Freehold.

### **OTHER PROPERTY FACTS:**

Construction: Traditional with red brick

Council Tax Band: C

EPC: C

Conservation Area: No

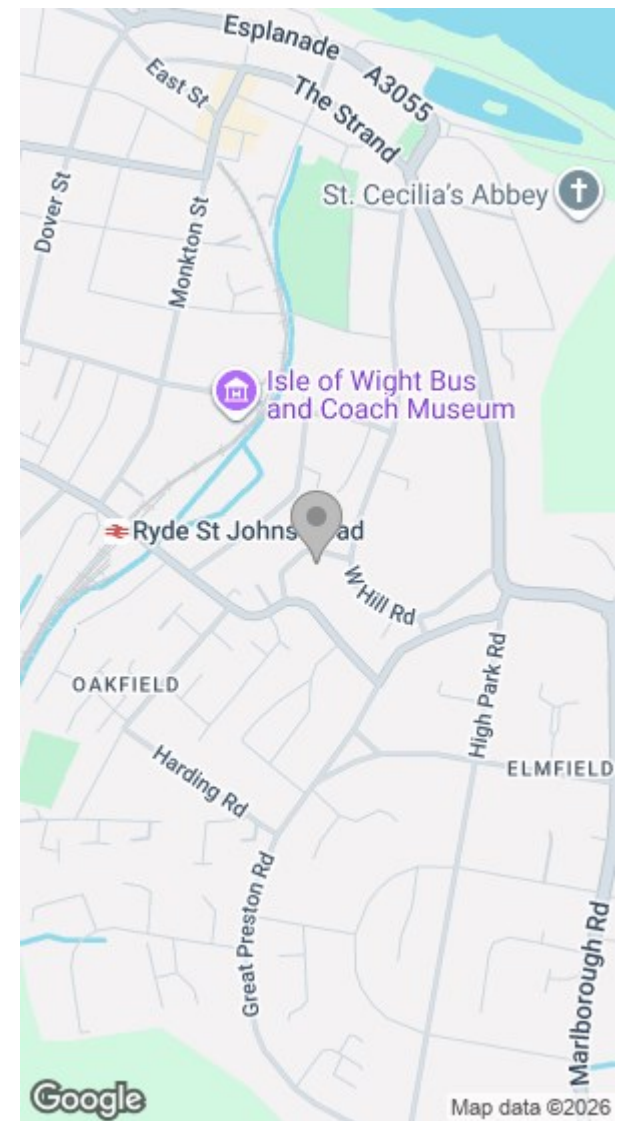
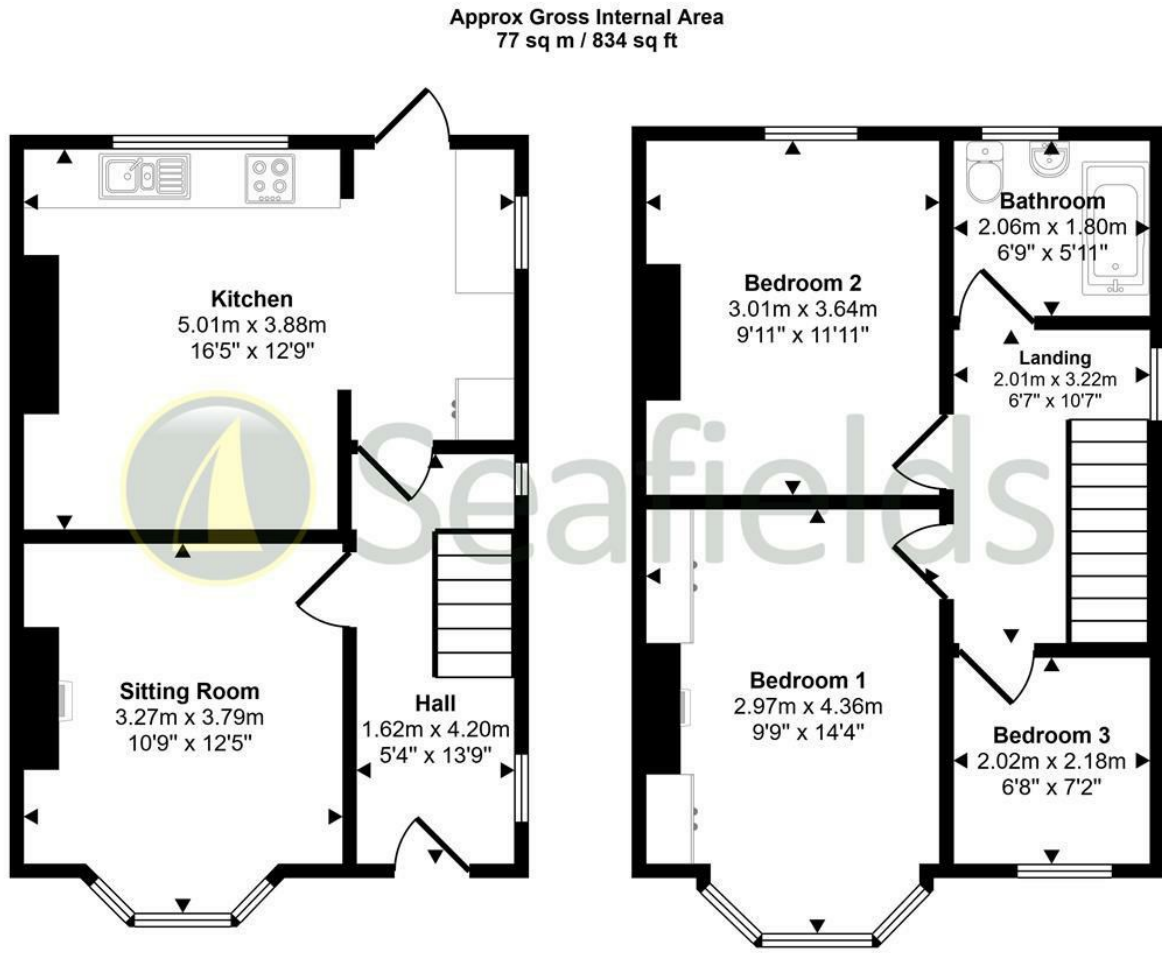
Listed Building: No

Flood Risk: None

Services: All mains gas, electricity, water, drains

### **DISCLAIMER (Paragraph)**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



**Ground Floor**  
Approx 38 sq m / 404 sq ft

**First Floor**  
Approx 40 sq m / 430 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(91-91) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

