



**MARVINS**  
ESTATE AGENTS



**101 WEST HILL ROAD, RYDE, PO33 1LN**

**£385,000**

A detached three-bedroom chalet bungalow occupying a popular elevated position, commanding fine views across Ryde and towards the Solent beyond. The welcoming accommodation is well arranged and offers spacious and versatile living throughout, ideally suited to both family occupation and those seeking a comfortable home in a desirable location. The property comprises a bright and airy Lounge, fitted Kitchen, three Bedrooms, bathroom and further wc and wash basin to the first floor. The third bedroom on the ground floor is currently being used as a formal dining room. Gas heating and double glazing is installed.

Externally, the property enjoys attractive gardens with large patio, and benefits from parking together with a Garage. The elevated setting ensures excellent natural light from the large windows and takes full advantage of the far-reaching outlook.

Conveniently located for local amenities, schools and transport links, this appealing home offers a wonderful opportunity to acquire a property in one of Ryde's most sought-after residential areas. Early viewing is recommended to fully appreciate the accommodation, setting and views on offer.

#### COWES OFFICE

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## COVERED ENTRANCE PORCH

Panelled front door and glazed side screen to:

## SPACIOUS ENTRANCE HALL

Radiator. Stairs to upper floor off. Attractive stripped wood flooring.

## BEDROOM THREE/DINING ROOM

11'4" x 11'7" (3.45m x 3.53m)

Attractive panelling to one wall. Mock fireplace and surround. Concealed radiator. Large picture double glazed window to front.

## KITCHEN

11' x 12'1" (3.35m x 3.68m)

Range of fitted floor and wall cupboards. Bevel edged work tops. Inset sink unit with mixer tap over. Plumbing for washing machine. Gas cooker point. Built in pantry storage cupboard. Radiator. Double glazed window and side door to garden. Worcester gas boiler. Serving hatch to Lounge.

## BATHROOM

Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash basin. Radiator. Double glazed window. Half height panelling to walls. Radiator.

## LOUNGE

15'5" x 12'2" (4.70m x 3.71m)

Radiator. Large double glazed window to rear. Radiator. Gas coal effect fire.

## FIRST FLOOR

Landing. Built in storage/wardrobe cupboard.

## BEDROOM ONE

11'7" x 13'1" (3.53m x 3.99m)

Double glazed window. Under eaves access/storage. Some Solent views over Ryde town.

## BEDROOM TWO

9' x 12'1" (2.74m x 3.68m)

Double aspect. Double glazed window. Radiator. Further views over Cowes. Under eaves access.

## SEPARATE LOW LEVEL WC

Pedestal wash basin. Double glazed window.

## OUTSIDE

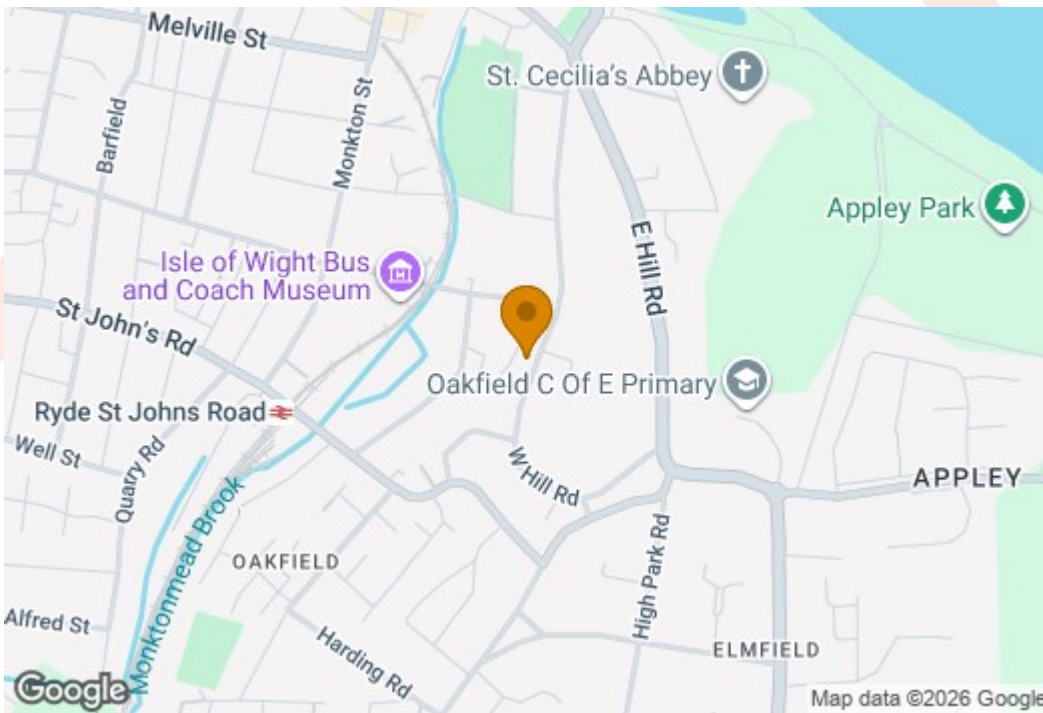
Attractive front garden partly laid to lawn. Access to Garage with up and over door. Power and light. Large paved patio 45' x 17'. Low level door giving access to under floor void/storage. Step down to further enclosed garden area laid to lawn. Timber garden store.


## TENURE


This property is Freehold. Council tax band D.







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

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

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