



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

## BOOK A VIEWING.

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Fox & home

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**3 Nursery Gardens, West Street  
Ryde, PO33 2DF**

**£315,000**

Built approximately 20 years ago, this three bed semi-detached property is situated in a quiet select development just off West Street which is a short, level walk to the Town Centre. Benefiting from gas central heating, UPVC double glazing, a fitted kitchen diner, garden and parking, this really is a lovely home. An early viewing is highly recommended.





UPVC double glazed front door to:

**Entrance Hall:**

A spacious hallway with UPVC double glazed window to the side. Stairs to first floor. Built in understairs cupboard. Radiator.

**Shower Room Off:**

With tiled shower cubicle, pedestal wash hand basin and low level WC. UPVC double glazed window to the front. Radiator.

**Lounge: 16'7" x 11'7" (5.05m x 3.53m)**

A lovely light room with UPVC double glazed windows to the front and side. UPVC double glazed French doors to the garden. Radiator.

**Kitchen/Diner: 16'7" x 9'2" (5.05m x 2.79m)**

Another lovely dual aspect room with a range of fitted base and wall units with built in drawers and work surfaces plus a breakfast bar. 1 1/2 bowl stainless steel sink unit. Tiled splashbacks. Built in oven and hob with extractor hood. Integrated fridge freezer. Plumbing for a washing machine and dishwasher. Cupboard housing gas fired boiler. UPVC double glazed window to the front and side. Radiator.

**First Floor**

**Landing:**

With loft access. Built in storage cupboard.

**Bedroom One: 16'8" x 8'8" (5.08m x 2.64m)**

With UPVC double glazed window to the front. Radiator.

**Bedroom Two: 12'6" x 8'2" (3.81m x 2.49m)**

With UPVC double glazed window to the front. Radiator.

**Bedroom Three: 9'2" x 8'1" (2.79m x 2.46m)**

With Velux window to the rear. Radiator.

**Bathroom:**

Suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Half tiled walls, full tiling around bath area. Heated ladder towel rail. Velux window to the front.

**Outside:**

Block paviour parking space to the front. Gated access to south westerly lawned rear garden with patio area and a variety of trees, shrubs and bushes.

Tenure:

EPC: C

Council Tax: Band D

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**Council Tax Band: Band D    EPC Rating: C**

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