



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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### 13A Upton Road

### Ryde, PO33 3DX

### £279,950

This detached family house is situated in a popular location close to schools for all ages. The accommodation includes: Lounge, open plan kitchen, cloakroom, ground floor bedroom, two first floor bedrooms; with one ensuite and family bathroom. The property benefits from gas central heating, UPVC double glazing and parking. Chain free.





UPVC double glazed front door to:

**Hall:**

Stairs off. Understair storage cupboard. Radiator. Doors off to various rooms.

**Cloakroom:**

Wash hand basin. Low level WC.

**Bedroom One: 9'10" x 8'6" (3.00m x 2.59m)**

A useful ground floor bedroom with UPVC double glazed window to the front. Radiator.

**Lounge: 16'0" x 15'9" (4.88m x 4.80m)**

A good sized room with UPVC double glazed windows and door to the rear. Built-in cupboard houses the combi-boiler and has plumbing for washing machine. Two radiators. Direct access to:

**Kitchen: 11'6" x 9'0" (3.51m x 2.74m)**

Fitted with floor and wall units with easy wipe work surfaces. Inset oven, gas hob and extractor. Stainless steel sink unit. Built in fridge and freezer. Breakfast bar.

**First Floor**

**Landing:**

Doors to all rooms. Access to loft.

**Bedroom Two: 12'0" x 10'0" (3.66m x 3.05m)**

Double bedroom with UPVC double glazed window to the front. Built-in cupboard. Radiator. Door to:

**Ensuite Shower Room:**

Shower cubicle, pedestal wash hand basin and low level WC.

**Bedroom Three: 10'3" x 8'6" (3.12m x 2.59m)**

Another good sized room with UPVC double glazed window to the rear. Built-in wardrobe. Radiator.

**Bathroom:**

Suite comprises panelled bath, pedestal wash hand basin and low level WC.

**Outside:**

Easily maintained garden to the rear.

**Parking:**

Space for two cars.

Tenure: TBC

EPC: C

Council Tax Band: D

Sell with Fox & home

Please call 01983 811 811

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Council Tax Band: Band D EPC Rating: C

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