



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**  
**£290,000**

**Freehold**

4x 2x 2x

**Sherbourne Avenue,  
Ryde, Isle of Wight,  
PO33**

**Pittis**   
Helping you move forwards



## Main features

- **End of terrace house with garage and off road parking**
- **Rear garden with gated access**
- **Modern home with up to date facilities**
- **Flexible accommodation, ideal for a growing family**
- **Toilet facilities on all floors**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Kitchen : 15'2 x 14'6 (4.63m x 4.42m)

Study: 11'7 x 8'0 (3.53m x 2.44m)

Cloakroom

Garage : 16'0 x 8'0 (4.88m x 2.44m)

### FIRST FLOOR

Landing

Lounge : 12'6 x 8'7 (3.81m x 2.62m) plus 8'9 x 6'5 (2.67m x 1.96m)

Bedroom 1: 12'3 x 8'7 (3.74m x 2.62m)

En Suite Shower Room

### SECOND FLOOR

Landing

Bedroom 2: 12'5 x 8'5 (3.79m x 2.57m)

Bedroom 3: 10'0 x 8'7 (3.05m x 2.62m)

Bedroom 4: 8'11 x 6'0 (2.72m x 1.83m)

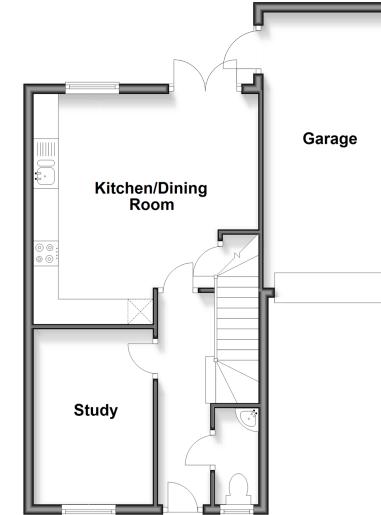
Bathroom

### OUTSIDE

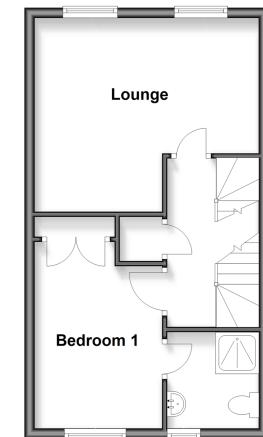
Front Garden

Rear Garden

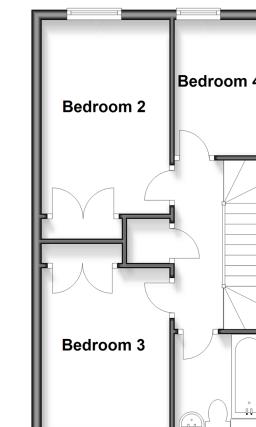
**Ground Floor**  
Approx. 37.1 sq. metres (399.3 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.3 sq. feet)



**Second Floor**  
Approx. 37.1 sq. metres (399.3 sq. feet)



**Call Ryde - 01983 564646 ■ [pittis.co.uk](http://pittis.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



CURRENT:  
C(78)

POTENTIAL:  
B(87)



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