

16 Little Preston Road, Ryde, PO33 1DG

£365,000

EPC Rating: D Council Tax Band: D

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



Located in a quiet road, a delightful three-bedroom detached family home, set on a generous plot of approximately 0.1 acre, this property extends to around 1,151 sq. ft and offers an excellent layout for modern family living. With two reception rooms, two separate WCs, one family bathroom, and double-glazing throughout plus integral garage and a well-planned garden, it represents an ideal second-time purchase for a family seeking space, comfort and convenience.

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Total floor area: 117.4 sq.m. (1,264 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	