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wright
estate agency



- No Onward Chain
- Well Placed for Appley Park & Ryde's Beaches
- Pleasant Tree-Lined Cul de Sac Position
- Ground Floor Cloakroom W.C
- Smart Modern Terraced House
- Spacious Principal Bedroom with En Suite
- Open Plan 16'4 Lounge/Diner Connecting to Garden
- Comfortable 3 Double Bedroom Accommodation
- Parking for Two Cars
- Gas C/Heating & D/Glazing

13 The Firs, Ryde, PO33 1FN

£285,000

Nestled in a tranquil tree-lined cul de sac in the eastern part of Ryde, The Firs presents a smart and modern terraced house that is perfect for families or those seeking a spacious home. This delightful property, built around 2008, boasts a generous 1248 square feet of living space, providing ample room for comfortable living.

Upon entering, you will find a stylish open plan layout on the ground floor that effortlessly connects to a level garden, creating an inviting atmosphere for both relaxation and entertaining. The accommodation features three well-proportioned double bedrooms, with the principal bedroom benefiting from its own en suite shower room, ensuring privacy and convenience.

In addition to its appealing interior, this property is ideally situated for easy access to local buses, the picturesque Appley Park, and the beautiful beaches of Ryde, making it a perfect location for those who enjoy outdoor activities and coastal living. Furthermore, the property includes parking for two vehicles, adding to its practicality.

With its modern design and spacious layout, this terraced house at The Firs is an excellent opportunity for anyone looking to settle in a desirable area of Ryde. Whether you are a growing family or simply in need of extra space, this home offers a wonderful blend of comfort and convenience.







Accommodation

Entrance Hall

Built in Cloaks Cupboard

Cloakroom W.C

Lounge/Diner
16'4 x 15'0 (4.98m x 4.57m)

Built in Storage

Kitchen/Breakfast Room
13'6 x 7'9 (4.11m x 2.36m)

1st Floor Landing

Bedroom
15'0 x 10'11 (4.57m x 3.33m)

Bathroom
7'1 x 6'10 (2.16m x 2.08m)

Bedroom
15'0 x 11'1 max (4.57m x 3.38m max)

2nd Floor Landing

Principal Bedroom
21'7 x 11'4 average (6.58m x 3.45m average)
Loft hatch. Under eaves storage

En Suite Shower Room
7'4 x 5'10 (2.24m x 1.78m)

Gardens
A paved pathway leads to the entrance of the house. This is screened by a tree-filled border forming part of the natural aesthetics of the cul de sac. To the rear, the enclosed garden is well screened from the rear due to its tree-lined backdrop. A paved patio sits off the lounge/diner and accessed via its double doors. The main lawn is framed by shrubs to either side. Garden shed. Garden tap. External lighting.

Parking
Two allocated parking spaces neatly positioned within the cul de sac.







Tenure
Freehold

Council Tax
Band D

Flood Risk
Very Low Risk

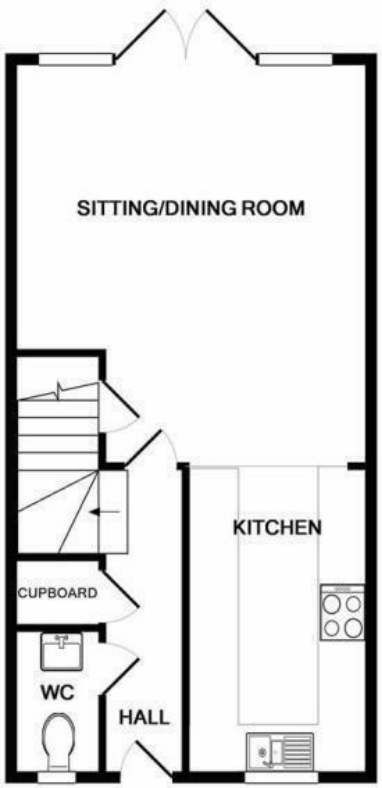
Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

Broadband Connectivity
Up to Ultrafast fibre available

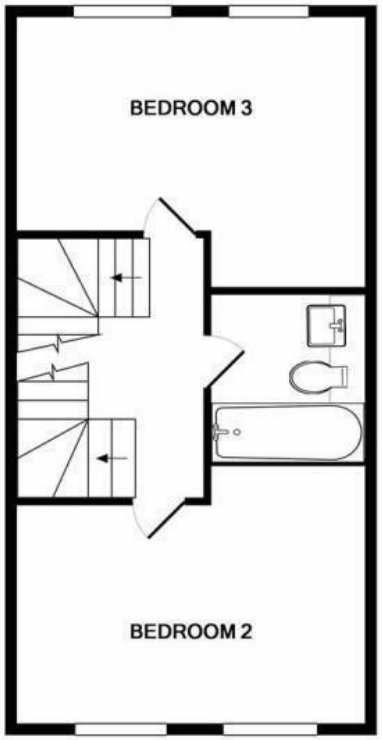
Mobile Coverage
Coverage includes EE, O2, Three & Vodafone.

Services
Unconfirmed gas, electric, water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



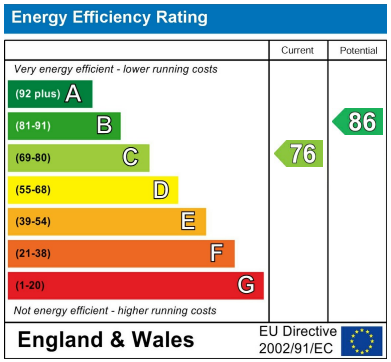
1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1248 SQ.FT. (115.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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