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wright
estate agency

- 1980's Semi Detached Tucked Away In Peaceful Setting
- Modernisation Required - Huge Potential
- South Facing Rear Garden & Generous Frontage
- Gas C/Heating & D/Glazing
- Walking Distance from Beach & Appley Park
- 15'8 Lounge Overlooking Garden & Approach
- View of the Sea Extending to Mainland Coastline
- Comfortable 3 Bedroom Accommodation
- Driveway Parking (see notes)
- Kitchen/Diner with Direct Garden Access

17 Holly Tree Close, Ryde, PO33 1HU

£215,000

Nestled in the tranquil residential area towards the eastern reaches of Ryde, this charming semi-detached house, built in the 1980s, offers a wonderful opportunity for those looking to create their dream home. Spanning 727 square feet, the property features three bedrooms and a comfortable reception room, making it ideal for families or those seeking extra space.

As you approach the house, you will be greeted by a generous frontage that sets the tone for the inviting atmosphere within. The sunny south-facing garden is a delightful feature, providing a perfect spot for relaxation or outdoor entertaining. The internal layout is designed to enhance everyday living, with a kitchen/diner that flows effortlessly into the garden, allowing for a seamless connection between indoor and outdoor spaces. The separate lounge offers a cosy retreat for unwinding after a long day.

While the interior may be dated, it presents a fantastic opportunity for modernisation and personalisation, allowing you to stamp your own style on the property. The upper floor surprises with a lovely view of the sea, serving as a gentle reminder of the nearby beaches and the beautiful Appley Park, both just a short stroll away.

With parking available for one vehicle, this home is not only conveniently located but also offers the potential to transform into a stunning residence. Whether you are a first-time buyer or looking to invest, this property in Ryde is a must-see for those seeking a peaceful yet accessible lifestyle by the coast.

Accommodation

Entrance Hall

Lounge
15'8 x 10'5 (4.78m x 3.18m)

Built in Storage

Kitchen/Diner
14'9 x 8'8 (4.50m x 2.64m)

Landing
Loft hatch

Built in Linen Cupboard

Bedroom 1
12'5 plus wardrobes x 8'2 (3.78m plus wardrobes x 2.49m)

Bedroom 2
9'8 x 8'3 (2.95m x 2.51m)

Bedroom 3
9'0 to recess x 6'1 (2.74m to recess x 1.85m)

Shower Room
6'1 x 6'1 (1.85m x 1.85m)

Gardens
The house enjoys a substantial frontage. Its lawned front garden extends all the way down to the roadside where an established silver birch tree defines the boundary. Shrub borders sit to two sides continuing around to meet the rear garden. Gated side access to rear garden. This, sunny south facing garden is fully enclosed by fenced boundaries. A well stocked shrub border runs alongside the graveled terrace. A paved patio is positioned off the kitchen/diner as the perfect seating position. Garden shed. External socket.

Parking
Driveway space for a vehicle. Scope to increase capacity subject to any appropriate permissions and alterations.

Tenure
Freehold

Council Tax
Band B

Flood Risk
Very Low Risk

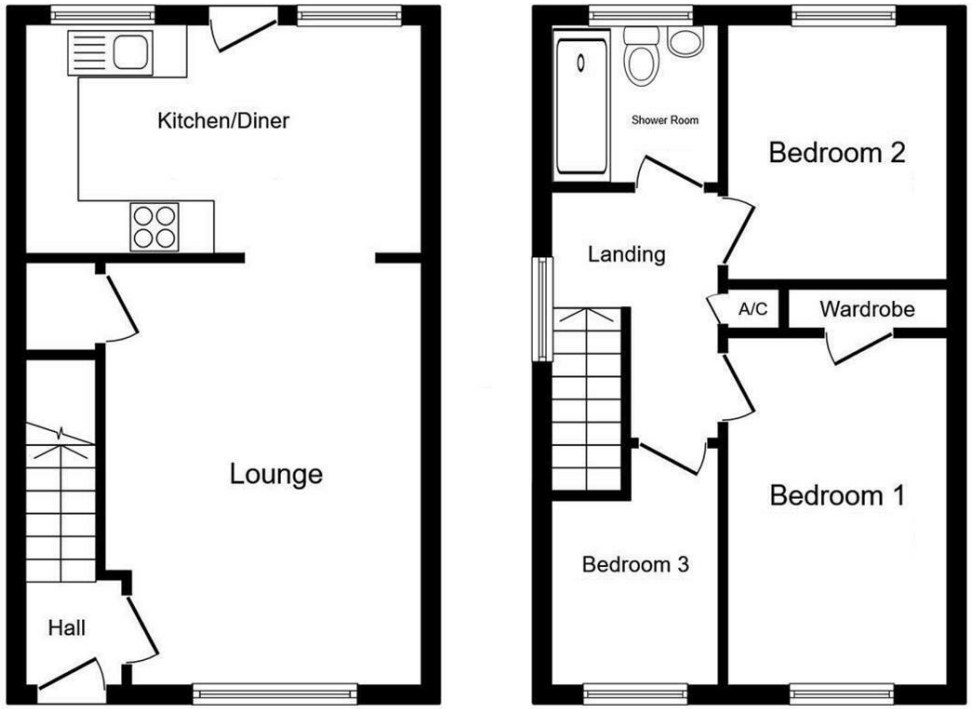
Broadband Connectivity
Up to Ultrafast Fibre available

Mobile Coverage
Coverage includes gas, ,water, drainage & electric.

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

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.

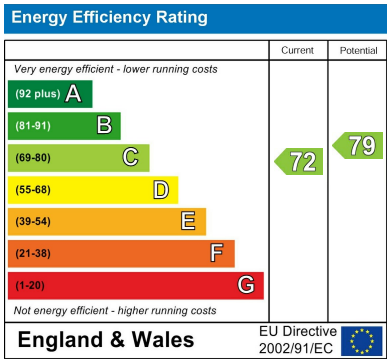


Ground Floor
Floor area 33.8 sq.m. (363 sq.ft.)

First Floor
Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 67.5 sq.m. (727 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



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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