

Viewing strictly by appointment with the sole selling agent Fox & Home

## BOOK A VIEWING.



01983 811811

ryde@foxproperty.co.uk

**Fox & home**

182 High Street

Ryde

PO33 2PN



01983 811811



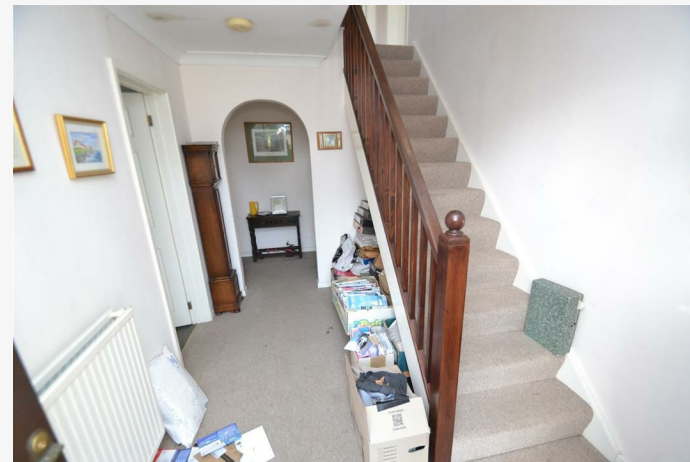
46 Station Road

St. Helens, PO33 1YF

£315,000

This deceptively spacious detached house is situated in a popular village close to the Harbour. Accommodation includes: 4 bedrooms, lounge and dining area and a fitted kitchen. Further benefits include: garage, gas central heating, ensuite shower room, driveway and compact rear garden. The property is in need of modernisation and upgrading. Chain free. Must be sold.





1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



GROUND FLOOR  
960 sq.ft. (89.1 sq.m.) approx.

TOTAL FLOOR AREA: 1582 sq.ft. (147.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is to their operation or efficiency can be given.  
Made with Metropac CAD

Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

www.isleofwightproperty.com

Part glazed door to:

**Entrance Hallway:**

Stairs off with open balustrade. Coved ceiling. Radiator.

**Kitchen: 11'0" x 9'6" (3.35m x 2.90m)**

With a range of fitted base and wall units. Roll topped work surfaces. Stainless steel sink unit. Plumbing for a washing machine. Radiator. Window to the rear. Wall mounted gas fired boiler. Part glazed door to the side. Door to garage.

**Living Room: 20'0" x 19'0" max (6.10m x 5.79m max)**

Two radiators.

**Dining Area:**

Feature fireplace. Sliding double glazed door to rear garden. Window to the rear. Door to kitchen.

**Shower/WC:**

Fully tiled walls. Shower cubicle. Low level WC. Wash hand basin. Radiator.

**Bedroom Four: 12'0" x 9'6" (3.66m x 2.90m)**

Radiator. Window to the front. Wall light.

**First Floor**

**Landing:**

Open balustrade. Velux window to the front. Airing cupboard.

**Bedroom One: 20'0" x 12'0" max (6.10m x 3.66m max)**

Velux window to to the front and window to the side. Radiator. Two built-in wardrobes. Door to:

**Ensuite:**

Shower Cubicle. Wash hand basin. Radiator.

**Bedroom Two: 11'0" x 10'0" max (3.35m x 3.05m max)**

Radiator. Velux window to the front.

**Bedroom Three: 11'0" x 10'0" max (3.35m x 3.05m max)**

Radiator. Velux window to the rear. Wardrobe.

**Family Bathroom:**

Panelled bath. Low level WC. Pedestal wash hand basin. Radiator. Velux window to the rear.

**Outside**

**Front Garden:**

Provides parking with walled frontage.

**Rear Garden:**

Laid to lawn.

**Garage: 19'0" x 11'0" (5.79m x 3.35m)**

With light and power.

Tenure: Freehold

EPC: D

Council Tax: D

Council Tax Band: Band D EPC Rating: D

Sell with Fox & home

Please call 01983 8 11 8 11

For a free no obligation valuation



FOLLOW US!

