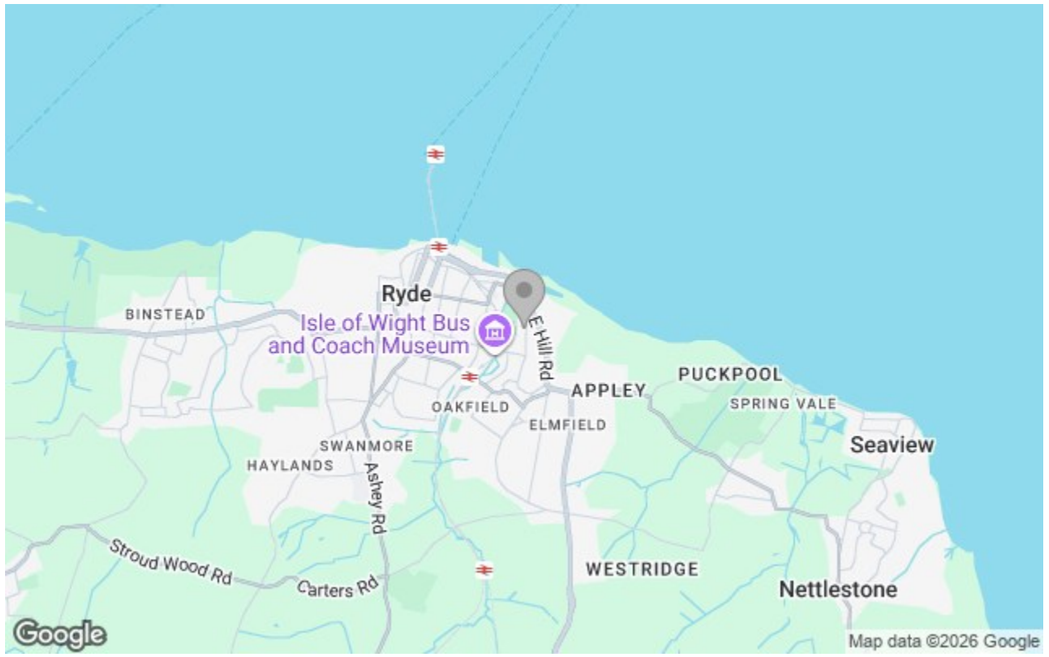


Viewing strictly by appointment with the sole selling agent Fox & Home

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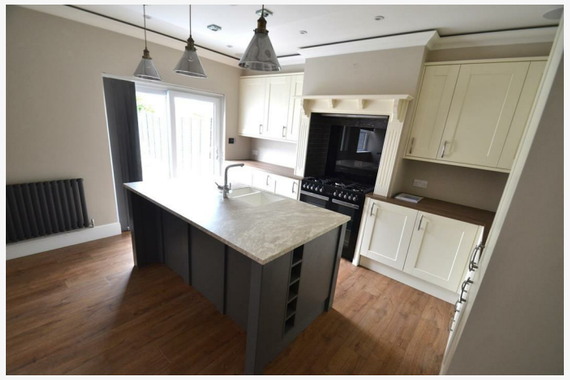
Ryde, PO33 1LG

£395,000

This beautifully presented detached 1930s family house is situated in a popular residential road a short walk from Ryde Esplanade with its transport links, beaches, cafes and coastal walks. Accommodation comprises four bedrooms, lounge, fitted kitchen/breakfast room, reception room and well maintained gardens. Further benefits include; additional shower room, car parking, gas central heating, UPVC double glazing and utility room. The property also offers an impressive chalet offering a flexible entertaining space or home office, games room or studio.

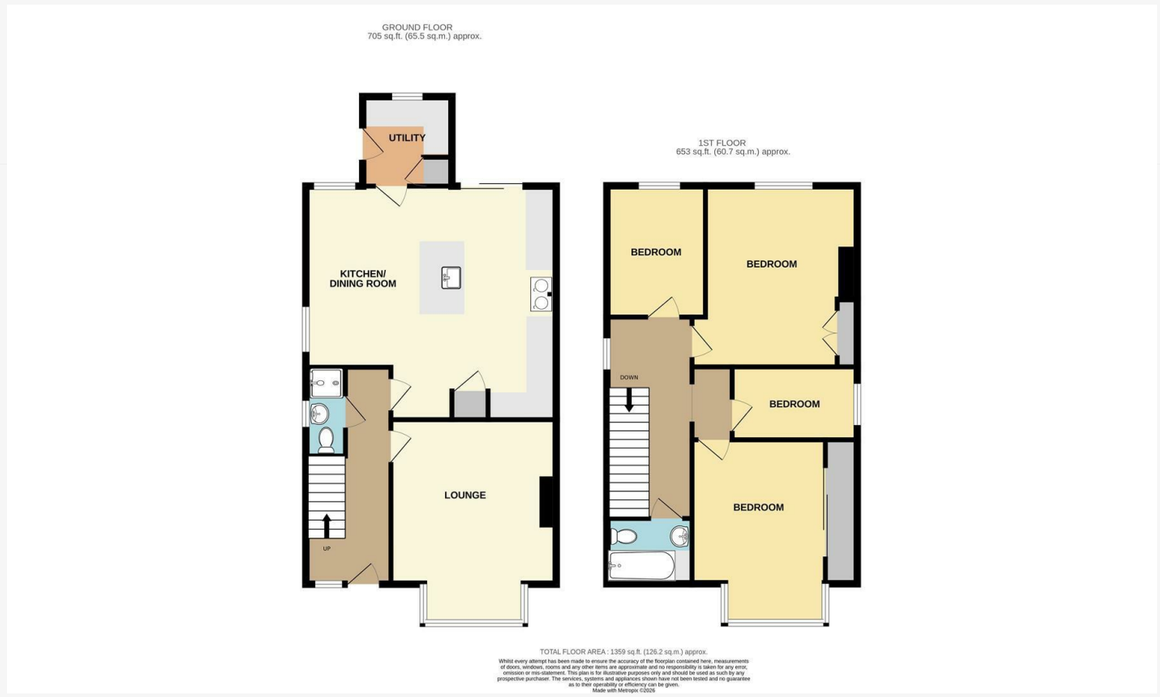
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Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

Part UPVC glazed door leading to:

Entrance Hallway:
With picture and dado rail. Radiator. Stairs off. Understairs cupboard. Glazed wall to kitchen. Door to:

Shower Room:
Shower cubicle. Fully tiled walls. Low level WC. Wash hand basin. Tiled floor. UPVC double glazed window to the side.

Living Room: 15'9" x 13'2" max into bay and recess (4.80m x 4.01m max into bay and recess)
UPVC sash bay windows to the front. Stripped wood flooring. Radiator. TV point. Feature fireplace. Shelved recess. Picture rail.

Kitchen/Breakfast Room: 19'2 x 14'0" max (5.84m x 4.27m max)
L Shaped room with laminate floors. A range of fitted base and wall units with square edge work surfaces, corniced lighting and down lighters. Large central island with breakfast bar. 1 & 1/4 sink unit with mixer tap and boiling water tap over. Integrated dishwasher. Range cooker with extractor hood. UPVC patio doors leading to decking area. Radiator.

Dining Area:
With UPVC double glazed windows to the side and rear. Door to:

Utility Room: 7'0" x 7'0" (2.13m x 2.13m)
Laminate floor. Fitted base and wall units. Plumbing and space for a washing machine and tumble dryer. Cupboard housing Worcester boiler. Fridge and large cupboard. Part UPVC double glazed door to garden.

First Floor

Landing:
UPVC double glazed window to the side. Loft access.

Bedroom One: 14'2" x 12'1" (4.32m x 3.68m)
UPVC double glazed window to the rear. Part panelled walls. Fitted wardrobe. Coved ceiling. Radiator.

Bedroom Two: 10'0" x 7'8" (3.05m x 2.34m)
UPVC double glazed window to the rear. Fitted cupboard. Picture rail. Radiator.

Bedroom Three: 11'9" x 9'0" (3.58m x 2.74m)
UPVC double glazed window to the front. Built in wardrobe. Radiator.

Lobby

Study: 9'0" x 5'7" (2.74m x 1.70m)
UPVC double glazed window to the side.

Family Bathroom:
Part tiled walls. Panelled bath. Low level WC. Pedestal wash hand basin. Tiled floor. UPVC double glazed window to the front.

Outside

Rear Garden:
Large lawned area with bloc paved paths and patio. Well stocked flower borders. Gate to front. Raised decking area with awning.

Spacious Summer house/Home office (20'0" x 12'7"): An impressive flexible space with laminate flooring, two UPVC double glazed windows, two Velux windows and UPVC double glazed door to the garden. This building is a significant feature of the property with its endless options and possible annexe potential subject to relevant planning consents.

Front Garden:
Offers a bloc paved driveway, lawn area and well stocked borders behind a walled frontage.

Tenure: Leasehold - 850 year lease from 1899 - Ground rent £5.00 pa
EPC: D
Council Tax: Band D

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