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Fox & home

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16 High Park Road
Ryde, PO33 1BP

£345,000

This deceptively spacious 3 bedroom period property oozes character. The property is situated in a popular residential road on the outskirts of Ryde close to local shops, schools and bus services. Appley Park and beaches are just a short walk away. The house benefits from many original features including high skirtings, original fireplaces and cornice. Other benefits include two large reception rooms, kitchen and bathroom plus a shower room, gas central heating, UPVC double glazing, conservatory, good size garden and parking.

 3  2  2

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TOTAL FLOOR AREA: 1657 sq.ft. (154.0 sq.m.) approx.
Whilst every attempt 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 mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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UPVC double glazed front entrance door to:

Entrance Porch:

With tiled floor.

Entrance Hallway:

A large L shaped hallway with original cornice and skirting. Stairs to first floor with balustrade. Built in understairs cupboard. Radiator.

Lounge: 16'0" x 15'0" (4.88m x 4.57m)

Bay window to the front with stained glass windows. Radiator. Feature wooden fire surround with stone hearth.

Reception Room: 18'2" x 16'0" (5.54m x 4.88m)

With feature wooden fire surround with tiled inserts and hearth. Radiator. UPVC double glazed bifold doors to:

UPVC Conservatory: 14'3" x 10'4" (4.34m x 3.15m)

With a lovely outlook over the garden. Tiled flooring. UPVC French doors to patio.

Kitchen: 13'5" x 9'0" (4.09m x 2.74m)

Range of fitted base and wall units with built in drawers and work surfaces. Marble worktop with sink area. Tiled splashback. Wall mounted gas fired boiler. Plumbing for a washing machine. Space or a range cooker. Alcove housing fridge and freezer.

First Floor

Landing:

With loft access. Built in airing cupboard.

Master Bedroom: 18'7" x 11'10" (5.66m x 3.61m)

With radiator. UPVC double glazed window to the rear.

Bedroom Two: 17'5" x 10'0" max (5.31m x 3.05m max)

With radiator. Window to the front. Stripped wood flooring.

Bedroom Three: 17'5" x 6'4" (5.31m x 1.93m)

With radiator. Window to the front.

Rear Lobby:

With tiled floor. UPVC double glazed window to the rear.

Shower Room:

With part tiled walls. Tiled floor. Shower Cubicle. Wash hand basin with vanity unit and low level WC. Oval window to the side. UPVC double glazed window to the rear. Radiator.

Outside:

Block paviour driveway to front providing parking for a number of cars. Good sized mature rear garden with patio area, lawn and a variety of trees, shrubs and bushes.

Tenure: Freehold

EPC: C

Council Tax: D

Council Tax Band: Band D EPC Rating: C



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