



- Well Presented Modern Detached Bungalow
- Comfortable 3 Bedroom Accommodation
- Generous 19'4 Lounge/Diner
- Hugely Convenient Central Location
- Sizeable Driveway Parking and Turning Area
- Potential to Extend (current planning approved, see notes)
- Stylish Bathroom with Separate Shower
- Deep Plot with Bungalow Sat to Rear
- South Facing Lawn
- Home Office (converted former garage)

52 Argyll Street, Ryde, PO33 3BY

**£349,950**

This comfortable detached bungalow occupies a hugely convenient position within the heart of central Ryde. A level walk or the briefest of car journeys will see you to the bustling town centre at Ryde where an appealing selection of retail shops and associated facilities await. The bungalow sits towards the rear of its generous plot leaving a swathe of lawned garden and a substantial driveway with turning area to the front. Current planning permissions clearly show options for extensions to increase the already spacious interior if you are looking for a home to potentially grow with your needs. The well proportioned rooms include a lounge/diner overlooking the garden and a kitchen which also enjoys garden access. There are three bedrooms to choose from and a large bathroom with separate walk-in shower for all to use. The former garage has been cleverly converted to form a congenial 'work from home' office and if commuting is ever needed Ryde's mainland high-speed passenger crossings are well within striking distance. This popular coastal town of Ryde is also well known for its miles of sandy beaches, coastal walking routes and of course the iconic pier which projects out into The Solent helping to define our wonderful coastline.



# Accommodation

## Entrance Hall

7'1 x 6'9 (2.16m x 2.06m)

## Built in Storage

## Lounge/Diner

19'4 x 12'9 (5.89m x 3.89m)

## Kitchen

10'4 x 9'9 (3.15m x 2.97m)

## Inner Hall

## Built in Storage

## Principal Bedroom

15'9 including wardrobes x 9'10 (4.80m including wardrobes x 3.00m)

## Bedroom

13'1 x 11'9 max (3.99m x 3.58m max)

## Bedroom

9'10 x 7'11 (3.00m x 2.41m)

## Bathroom

8'11 x 8'3 (2.72m x 2.51m)

## Gardens

A rendered front wall and fence boundaries enclose the sizeable plot. The bungalow sits towards the rear of the plot leaving lawned gardens to the front and a lower maintenance paved terrace to the rear. An artificial lawn runs along the rear of the property for further ease of maintenance. The south facing concrete patio used for family bbq's is surrounded by an enclosed lawn. Garden tap. A raised sun deck sits off the principal bedroom.

## Outbuilding

16'4 x 7'4 (4.98m x 2.24m)

Converted from the former garage this outbuilding is now a comfortable 'work from home' office . Double glazed door and window. Power and lighting.



**Parking**

The generous driveway and turning area is accessed via the pillared entrance. It offers spaces for several vehicles including larger ones such as camper vans and boats. NB The former garage has been converted into the home office.

**Planning Permission**

Current planning permission was granted on 13th January 2022 (LPA Ref No: 21/02287/HOU). This to extend the bungalow to the front and side to form larger reception space, a fourth bedroom and an en suite and dressing room to the principal bedroom.

**Tenure**

Freehold

**Council Tax**

Band D

**Services**

Unconfirmed gas, electric, mains 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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



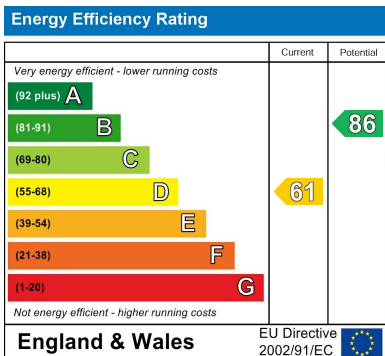
**Floor Plan**



**Outbuilding**

Total floor area 97.1 sq.m. (1,045 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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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**Viewing:**      Date .....      Time .....