



Guide Price £220,000
29 HIGH STREET, OAKFIELD, RYDE, PO33 1EL

 **Seafields**

IDEAL FAMILY HOME IN RESIDENTIAL SETTING!

This end of terrace property is set within a large corner plot and offers surprisingly spacious accommodation. The hallway leads to a dual aspect 'double' reception room with designated sitting and dining areas, separate fitted kitchen and downstairs cloakroom/wc, with the first floor comprising 3 BEDROOMS and a modern shower room. The home is complimented by GAS CENTRAL HEATING, double glazed windows, private enclosed front and rear GARDENS, and a large driveway providing off-street PARKING for multiple vehicles. Perfect for those looking to add their own personal touch, this residence is conveniently close to local shops, bus and train routes, and within walking distance or a short drive to Ryde Town centre, schools, and beaches, plus mainland transport links. Ideal for young families, first time buyers or investors, this residence represents a great opportunity, so an early internal viewing is highly recommended.

ACCOMMODATION:

PVC glazed front door opening into:

HALLWAY:

A carpeted entrance hallway featuring a staircase to the first floor with wooden balustrade. Radiator, fitted coat hooks and a ceiling light. Doors to:

CLOAKROOM/WC:

Comprising suite of low level w.c. and wash hand basin. Towel rail. Wall mounted gas boiler. Double glazed window.

SITTING/DINING ROOM:

Carpeted sitting/dining room, which features part wood panelled walls and a large built in cupboard with shelving for additional storage. PVC French doors provide direct access to the rear garden, while the room is further enhanced by wall lighting, a ceiling light, and a large double glazed window to the front, filling the space with natural light. Door way to Kitchen.

KITCHEN:

With access from the dining area and hallway, fitted kitchen comprising range of wood effect wall and base units with contrasting work surfaces over plus breakfast bar. Inset sink unit with tiled splashbacks. Space and plumbing for washing machine and fridge. Free-standing gas hob with oven under and extractor over. Tiled flooring and strip lighting. Large double glazed window to rear fitted with venetian blinds.

FIRST FLOOR LANDING:

Carpeted landing with double glazed window offering natural light. Large linen cupboard. Doors to:

BEDROOM 1:

Well proportioned carpeted double bedroom with double glazed window to rear. Ceiling fan light. Built in storage cupboard. Radiator.

BEDROOM 2:

A further generously sized double bedroom, carpeted throughout and benefiting from a ceiling light, radiator and a double glazed window to front.

BEDROOM 3:

A well proportioned carpeted single bedroom with double glazed window to front. Ceiling light. Radiator.

SHOWER ROOM:

A bright and well appointed shower room, fully tiled to the walls and fitted with a modern suite comprising a large walk in shower with electric shower; pedestal wash hand basin with mixer tap and low level w.c. Radiator. Mirrored wall cabinets. Tiled flooring. Obscured double glazed window to rear with vertical blinds.

GARDENS:

The property benefits from both front and rear gardens. The front is laid mainly to lawn and is attractively enclosed by well maintained hedging along the full corner plot boundary. To the rear, the garden is paved for ease of maintenance and features a large brick-built storage shed, along with a partially brick built potting shed. Established shrub borders.

PARKING:

A deep and wide driveway provides off street parking for several cars.

TENURE:

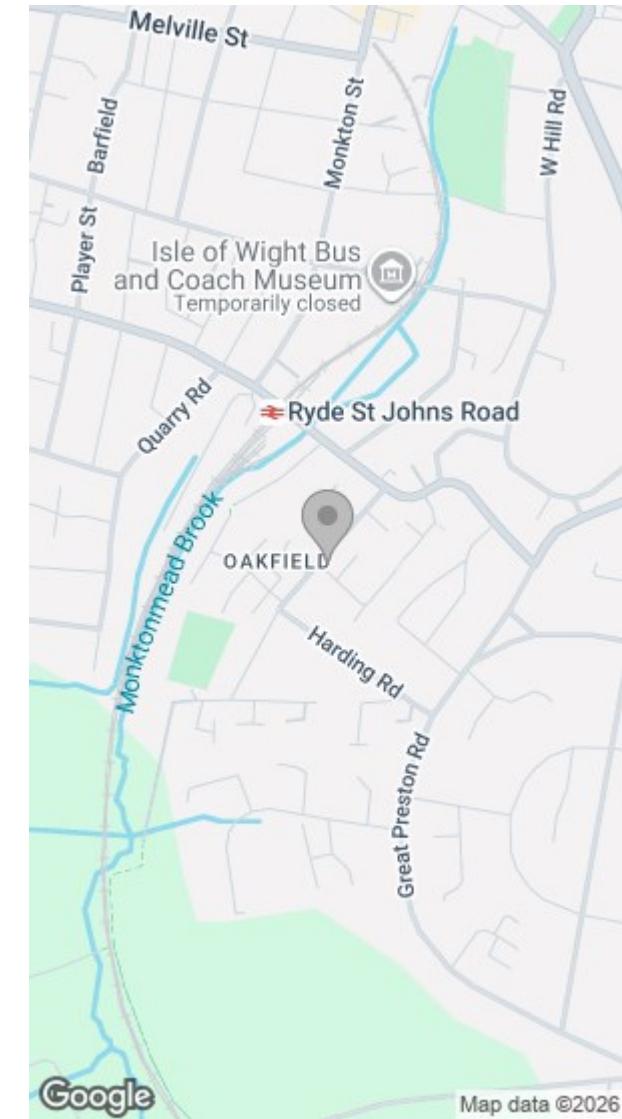
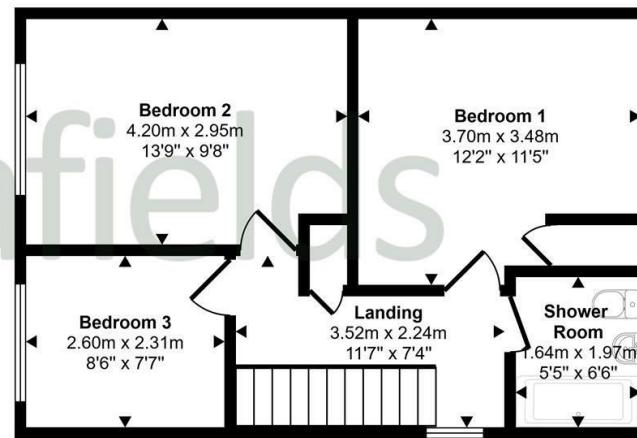
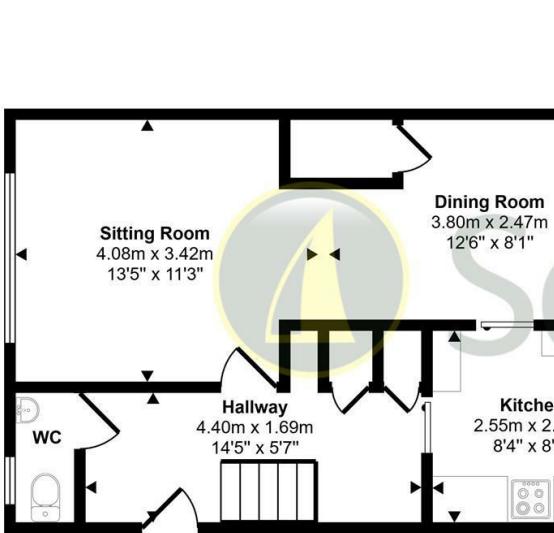
Freehold.

OTHER PROPERTY FACTS:

Council Tax: B
Energy Performance Rating: D (66)
Listed Building: No
Conservation Area: No
Flood Risk: Very Low

DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		66	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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