



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

rightmove 

www.isleofwightproperty.com

FOX
& home

01983 811811



13A Upton Road

Haylands, PO33 3DX

£269,950

Offered chain free, this well presented 2/3 bedroom detached house is situated in a popular location close to schools for all ages, local amenities and a 15 minute walk from Ryde Town Centre. The flexible accommodation comprises open plan living to the ground floor plus a third bedroom or home office and 2 double bedrooms on the first floor, the master with an ensuite. Other benefits include gas central heating and UPVC double glazing making the house very energy efficient, plus a low maintenance rear garden and parking for two cars.

 3  1  2



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure ©2020

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

UPVC double glazed front door to:

Hall:

Stairs off. Understair storage cupboard. Radiator. Doors off to various rooms.

Cloakroom:

Wash hand basin. Low level WC. Radiator. Vinyl flooring.

Bedroom Three/Home office: 9'10" x 8'6" (3.00m x 2.59m)

This flexible space offers potential for many uses including a third bedroom, home-office and dining room. UPVC double glazed window to the front. Radiator.

Lounge: 16'0" x 15'9" (4.88m x 4.80m)

The lounge, with a skylight and UPVC double glazed windows and French doors opening into the rear garden, provides a bright and airy living space with natural light. Built-in cupboard houses the combi-boiler and has plumbing for washing machine. Two radiators. Direct access to:

Kitchen: 11'6" x 9'0" (3.51m x 2.74m)

Fitted with floor and wall units with easy wipe work surfaces. Inset oven, gas hob and extractor. Stainless steel sink unit. Built in fridge and freezer. Breakfast bar.

First Floor

Landing:

Doors to all rooms. Access to loft. Built in storage cupboard.

Bedroom One: 12'0" x 10'0" (3.66m x 3.05m)

Double bedroom with UPVC double glazed window to the front. Built-in cupboard. Radiator. Door to:

Ensuite Shower Room:

Shower cubicle, pedestal wash hand basin and low level WC. Vinyl flooring. Ladder towel rail. Extractor fan.

Bedroom Two: 10'3" x 8'6" (3.12m x 2.59m)

A beautifully positioned south-facing bedroom enjoying an abundance of natural light from morning through to evening. UPVC double glazed window to the rear. Built-in wardrobe. Radiator.

Bathroom:

Suite comprises panelled bath, pedestal wash hand basin and low level WC. Tiled flooring. Ladder towel rail. Extractor Fan.

Outside:

Easily maintained South facing garden to the rear.

Parking:

Off Street parking for two cars.

Tenure: Freehold

EPC: C

Council Tax Band: D

Council Tax Band: Band D EPC Rating: C

Sell with Fox & home

Please call 01983 811 811

For a free no obligation valuation



FOLLOW US!

