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wright
estate agency



- Modern Semi Detached House
- Garage & Parking to Rear
- Sunny, West Facing Garden & Sun Deck
- Double Glazing
- Comfortable 3 Bedroom Accommodation
- Spacious 14'0 Lounge
- Exciting Scope to Upgrade
- Generous 15'11 Kitchen/Diner
- Traffic-Free, Tucked Away Position
- Ideal Family Home

65 Sandcroft Avenue, Ryde, Isle Of Wight, PO33 2TU

£205,000

Situated in the charming town of Ryde, this delightful semi-detached house, built in the 1970, offers a perfect blend of comfort and convenience. Tucked away in a tranquil, traffic-free location, the property overlooks lawned gardens, providing a serene environment for family living.

Boasting three well-proportioned bedrooms and a spacious reception room, this home is ideal for young families seeking both space and functionality. The generous kitchen/diner is a standout feature, seamlessly connecting to the sunny west-facing garden, which is larger than many in the area. This outdoor space includes a recently added sun deck, perfect for enjoying warm summer days or entertaining guests.

For added convenience, the property includes a garage and a parking space located at the rear, ensuring easy access and ample parking for residents and visitors alike. The central position of the house means that both bus and train services are within walking distance, making commuting and exploring the surrounding areas a breeze.

This charming home presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its inviting layout and ample outdoor space, it is sure to appeal to families and individuals alike. Don't miss the chance to make this lovely property your own.







Accommodation

Entrance Hall

Lounge
14'0" x 12'7" (4.27m x 3.84m)

Built-in Storage

Kitchen/Diner
15'11" x 9'6" max (4.85m x 2.90m max)

Landing
Loft Hatch

Built-in Airing Cupboard

Bedroom 1
11'9" x 9'2" (3.58m x 2.79m)

Bedroom 2
11'11" x 9'2" max (3.63m x 2.79m max)

Bedroom 3
8'4" x 6'4" (2.54m x 1.93m)

Bathroom
6'4" x 5'5" (1.93m x 1.65m)

Garage
15'6" x 8'5" (4.72m x 2.57m)
With an up and over door.

Parking
Space for a vehicle in front of the garage.

Gardens
The frontage incudes a lawned and a fenced area laid to gravel. A gated side access leads to the rear garden. This West facing garden attracts the Sun late in to the day. To one side the garden is laid to gravel interspersed with shrubs. A pathway leads to the gated rear access to the garage and parking. A raised sun deck is nicely tucked away to one side and a patio area sits at the far end of the garden.

Tenure
Freehold







Council Tax
Band B

Flood Risk
Very Low Risk

Construction Type
Brick elevations. Concrete tile roof. Cavity walls.

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast available.

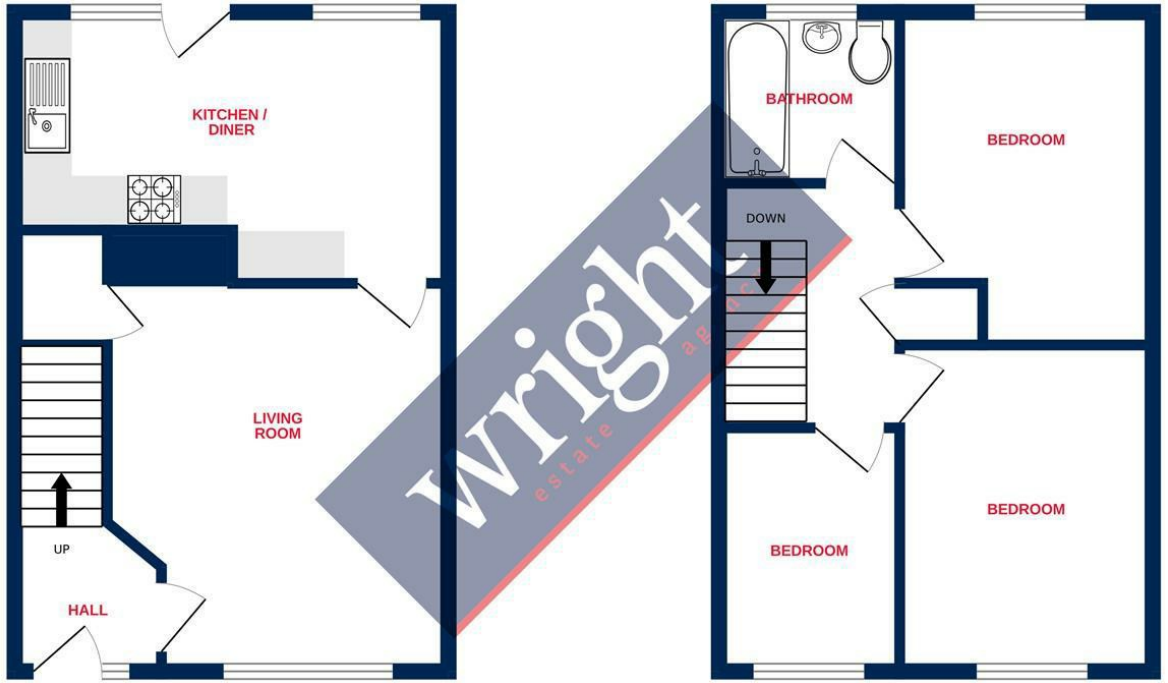
Mobile Coverage
Coverage Includes: EE, O2 & Vodafone

Services
Unconfirmed gas, electric, water and drainage.

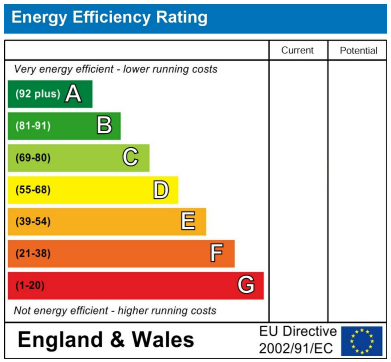
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.4 sq.m.) approx.
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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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