



- Modern End Terrace House
- 16'0 Kitchen/Diner with Garden Access
- Surprisingly Good View of the Sea
- Gas C/Heating & D/Glazing
- Comfortable 3 Bedroom Accommodation
- Larger than Usual Garden
- Cosy 13'11 Lounge
- Traffic Free Location - No Passing Traffic
- Detached Garage & Parking to Rear
- Walking Distance from High Street & Town

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

£205,000

Situated on the periphery of Central Ryde, this charming end terrace house offers a delightful blend of modern living and quieter surroundings. Spanning an impressive 751 square feet, the property boasts three bedrooms and a comfortable reception room, making it an ideal home for families or those seeking extra space.

Constructed in the 1970's, this home has been thoughtfully designed to cater to contemporary lifestyles. The layout features a separate lounge and a spacious kitchen/diner, perfect for entertaining guests or enjoying family meals. The modern design is complemented by a detached garage and parking space, providing ample storage and parking for up to two vehicles.

One of the standout features of this property is its enviable position in a traffic-free area, allowing for a peaceful atmosphere while still enjoying a surprisingly good view of the sea. This unique aspect enhances the overall appeal, making it a perfect retreat from the hustle and bustle of everyday life.

Convenience is at your doorstep, as the property is within walking distance of the High Street and town centre. This prime location allows residents to enjoy easy access to a variety of shops, cafes, and local amenities, all while maintaining a tranquil living environment.

In summary, this modern semi-detached house in Central Ryde presents an excellent opportunity for those seeking a comfortable and convenient lifestyle, with the added benefit of interesting sea views. Don't miss the chance to make this delightful property your new home.



Accommodation

Entrance Hall

Lounge

13'11" x 12'7" (4.24m x 3.84m)

Built-in Storage

Kitchen/Diner

16'0" x 9'11" max (4.88m x 3.02m max)

Landing

Bedroom 1

11'6" x 9'2" (3.51m x 2.79m)

Bedroom 2

11'10" max x 9'1" max (3.61m max x 2.77m max)

Bedroom 3

8'6" x 6'4" (2.59m x 1.93m)

Bathroom

6'4" x 5'6" (1.93m x 1.68m)

Detached Garage

15'10" x 8'2" (4.83m x 2.49m)

With an up and over door (not in use). Power & lighting. Door to side.

Parking

Space for a vehicle in front of garage and rear garden boundary.

Gardens

The open plan frontage is largely laid to lawn. A smaller graveled area is filled with an array of established shrubs and a cherry blossom tree as its main feature. A gated rear access leads to the rear and side gardens. This is fully enclosed by fence boundaries and hard landscaped to keep maintenance to a minimum. There is an upper paved Sun terrace and a private patio area at the lower level. Garden tap.

Tenure

Freehold



Council Tax

Band B

Construction Type

Cavity wall

Flood Risk

Very Low Risk

Mobile Coverage

Coverage: EE, O2 & Vodafone

Broadband Connectivity

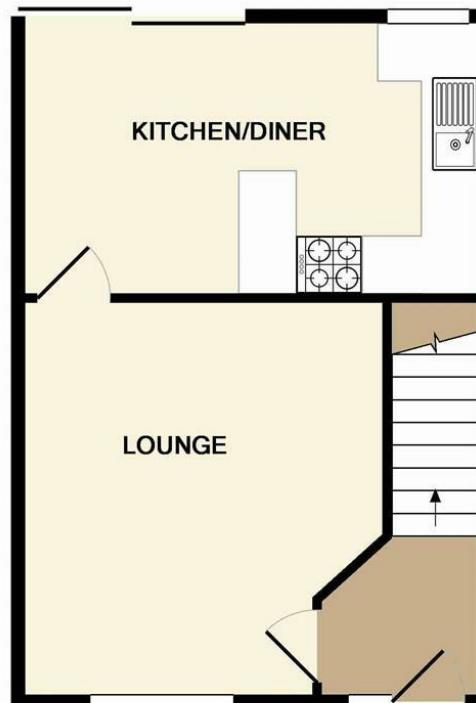
Wightfibre & Openreach Networks. Up to Ultrafast available.

Services

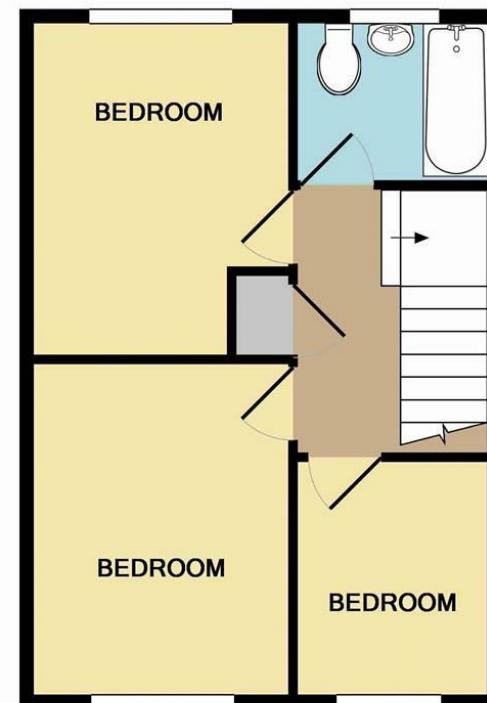
Unconfirmed gas, electric, water and drainage

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



GROUND FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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		
England & Wales	EU Directive 2002/91/EC	

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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