



- Smart Modern 1215 sqft Semi Detached House
- Convenient Central Position
- Beautifully Kept Landscaped Garden
- Downstairs Cloakroom W.C
- Comfortable 3 Double Bedroom Accommodation
- Generous 17'9 Lounge
- D/Glazed Conservatory
- Surprisingly Good Sea & Town Views!
- Parking for Two Cars
- Open Plan Kitchen/Dining

3B St Johns Avenue, Ryde, Isle Of Wight, PO33 1ER

Offers In The Region Of £290,000

Situated in the charming coastal town of Ryde, this modern semi-detached house offers a delightful blend of comfort and convenience. Built in the 2000's, this 1215sqft property has been thoughtfully remodelled to create a spacious three-bedroom home, perfect for families or those seeking extra room for guests.

As you enter, you are greeted by an inviting reception room that provides ample space for both relaxation and entertaining. The addition of a double-glazed conservatory enhances the living area, allowing you to bask in natural light while enjoying views of the beautifully maintained garden. This serene outdoor space is ideal for unwinding after a long day or hosting gatherings with friends and family.

The property boasts essential features for modern living, including a downstairs W.C., gas central heating, and double glazing throughout, ensuring comfort and efficiency year-round. Parking is a breeze with space for two vehicles, a valuable asset in this bustling area.

Location is key, and this home does not disappoint. With buses and trains just a stone's throw away, commuting is made easy. Additionally, the picturesque Appley Park and its stunning beaches are within walking distance, offering a perfect escape for leisurely strolls or family outings.

This semi-detached house in Ryde is a wonderful opportunity for those looking to embrace coastal living with all the modern conveniences. Don't miss your chance to make this lovely property your new home.



Accommodation

Porch

Cloakroom W/C

Entrance Hall

Lounge

17'9 x 9'8 (5.41m x 2.95m)

Kitchen/Diner

13'5 x 11'7 (4.09m x 3.53m)

Conservatory

11'7 x 11'7 (3.53m x 3.53m)

1st Floor Landing

Bedroom 1

11'9 plus wardrobes x 11'5 (3.58m plus wardrobes x 3.48m)

Bedroom 2

13'7 max x 10'11 max (4.14m max x 3.33m max)

Bathroom

6'6 x 6'4 (1.98m x 1.93m)

2nd Floor Landing

Bedroom 3

13'8 max x 13'4 max to recess (4.17m max x 4.06m max to recess)

Parking

Spaces for two vehicles sit directly in front of the house

Gardens

A walled courtyard area edged with shrubs sits at the front of the property. A gated side access leads to the rear garden. This has been tastefully landscaped. A main central artificial lawn is neatly framed by established shrub borders. A raised sun deck overlooks the garden and enjoys views of the sea as various ships pass in the distance. A second sun deck to the far end of the garden gives options for sun or shade. Garden shed. Concrete pathways.



Tenure
Freehold

Council Tax
Band B

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

Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage: O2, EE & Vodafone

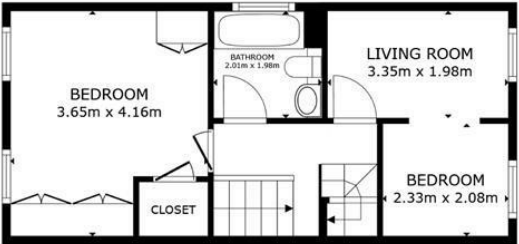
Broadband Connectivity
Openreach & Wightfibre Networks. Ultrafast Available.

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.



FLOOR 1

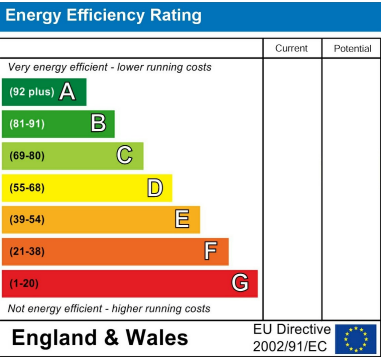


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 57.9 m² FLOOR 2 38.2 m² FLOOR 3 16.9 m²
TOTAL : 113.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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