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wright
estate agency

- 2015 Built Modern Semi Detached House
- Stylish Open Plan Ground Floor Space
- Manageable Landscaped Garden
- Tucked Away Position
- Beautifully Presented Interior
- Parking to Rear
- Smart Modern Kitchen with Quartz W/tops
- Comfortable 2 Bedroom Accommdation
- Surprisingly Good View of the Sea!
- Upstairs Bathroom & D/stairs Cloakroom W.C.

36 Lower Highland Road, Ryde, PO33 1DX

Offers In The Region Of £209,950

Nestled in the charming town of Ryde, this beautifully presented semi-detached home, built in 2015, offers a perfect blend of modern living and coastal charm. Spanning 634 square feet, this property boasts a stylish open-plan ground floor that creates a wonderfully light and inviting atmosphere. The seamless connection to the manageable landscaped garden enhances the appeal, making it an ideal space for relaxation or entertaining.

The contemporary kitchen is a highlight, featuring smart modern units and a breakfast bar, all topped with sleek quartz work surfaces that add a touch of elegance. This well-designed area is perfect for both cooking and socialising, ensuring that every moment spent here is enjoyable.

Upstairs, you will find two comfortable bedrooms, complemented by a sleek shower room that reflects the modern aesthetic of the home. One of the delightful surprises of this property is the stunning view of the sea, which can be enjoyed from the upper level, providing a serene backdrop to your daily life.

For your convenience, there is a designated parking space located at the rear of the house. Additionally, the property is ideally situated within walking distance of local amenities, including shops, public transport options such as buses and trains, and the picturesque Appley Park. This home is perfect for those seeking a modern lifestyle in a vibrant community, making it an excellent choice for both first-time buyers and those looking to downsize. Don't miss the opportunity to make this delightful property your own.

Accommodation

Entrance Lobby

Kitchen/Diner
14'8" max x 11'6" max (4.47m max x 3.51m max)

Built in Cupboard Housing Washing Machine

Cloakroom W.C.

Lounge
14'5" x 11'7" (4.39m x 3.53m)

Landing
Loft Hatch

Built in Boiler/Storage Cupboard

Bedroom 1
11'6" x 9'5" (3.51m x 2.87m)

Bedroom 2
11'7" max including wardrobes x 9'5"max (3.53m max including wardrobes x 2.87mmax)

Shower Room
6'1" x 4'9" (1.85m x 1.45m)

Gardens
The frontage is laid to concrete for ease of maintenance. Gated side access to rear garden. This is fully enclosed by fence boundaries and neatly landscaped. The brick paved patio sis off the lounge accessed via its double doors. The remainder of the garden is laid to gravel and framed by shrub borders. Garden shed. Gated rear access to parking space.

Parking
Space for 1 vehicle to rear of property.

Tenure
Freehold

Council Tax
Band B

Flood Risk
Very Low Risk

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

Mobile Coverage
Limited Coverage Includes: EE, O2 & Vodafone

Broadband Connectivity
Openreach and Wighfibre Networks. Up to Ultrafast available.

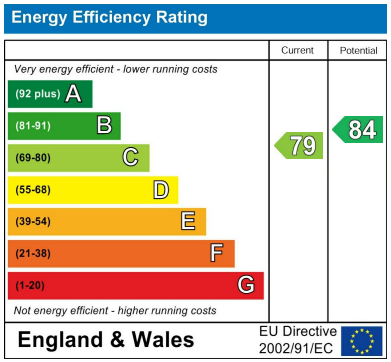
Services
Unconfirmed gas, electric, water and drainage.

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

FLOOR 1 FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 31.5 m² FLOOR 2 26.8 m²
TOTAL : 58.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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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