ryde@wright-iw.co.uk

wright
estate agency

- No Onward Chain
- West Facing Enclosed Low Maintenance Garden
- Well Presented Interior
- Convenient Location
- Minutes from Beach & Town Centre Shops
- 16'0" Lounge
- Kitchen/Breakfast Room with Garden Access
- 2009 Built End of Terrace House
- Downstairs Cloakroom W.C
- D/Glazing & Gas C/Heating

45 Union Road, Ryde, PO33 2FR

£169,950

Nestled on Union Road in the charming town of Ryde, this modern end terrace house offers a delightful living experience. Built in 2009, the property spans an inviting 635 square feet, providing ample space for comfortable living.

One of the standout features of this home is its low maintenance west-facing garden, perfect for enjoying the afternoon sun and ideal for those who prefer to spend less time on upkeep and more time relaxing outdoors. The property is presented with no onward chain, making it an attractive option for those looking to move in swiftly without the hassle of lengthy waiting periods.

Conveniently located, this residence boasts excellent transport connections, ensuring easy access to the town centre and beyond. Whether you are commuting for work or seeking the vibrant local amenities, you will find everything within reach.

This modern end terrace house is not just a home; it is a lifestyle choice that combines comfort, convenience, and a touch of contemporary charm. Ideal for first-time buyers, small families, or those looking to downsize, this property is a must-see for anyone seeking a delightful abode in Ryde.

Accommodation

Entrance Lobby

Lounge/Diner
16'0" x 12'0" max to recess (4.88m x 3.66m max to recess)

Kitchen/Breakfast Room
11'10" x 10'0" (3.61m x 3.05m)

Cloakroom W.C.

Landing

Bedroom 1
12'6" x 8'9" plus wardrobes (3.81m x 2.67m plus wardrobes)

Bedroom 2
13'6" x 6'5" (4.11m x 1.96m)

Bathroom
9'10" x 5'1" (3.00m x 1.55m)

Garden
The rear, west facing garden is fully enclosed by fence boundaries. Steps up from the paved patio lead to the main garden area which is neatly laid to gravel. The garden has been designed to keep maintenace to a minimum.

Tenure
Freehold

Council Tax
Band B

Construction Type
Brick elevations. Cavity walls.

Flood Risk
Very Low Risk

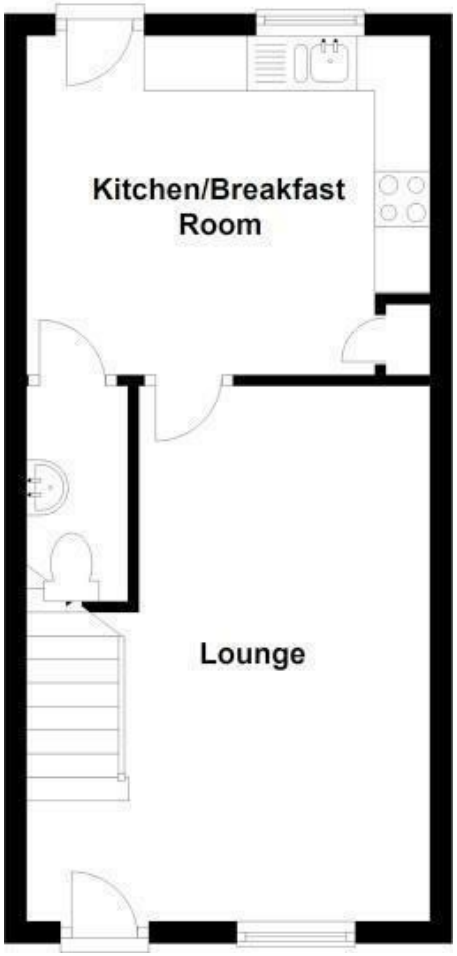
Mobile Coverage
Coverage Includes: EE, Three & Vodafone

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

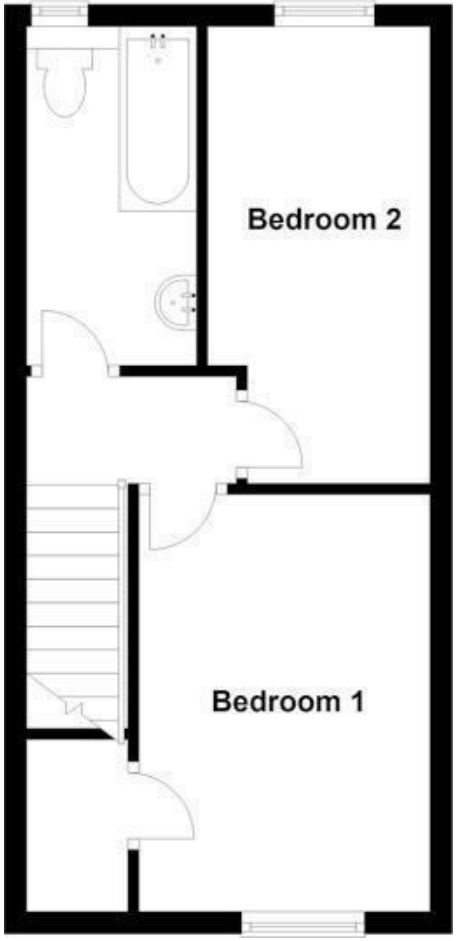
Services
Un-tested gas, electric, mains water and drainage.

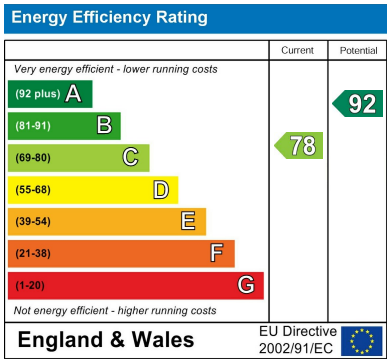
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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
Approx. 29.4 sq. metres (316.3 sq. feet)



First Floor
Approx. 29.4 sq. metres (316.1 sq. feet)





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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

Viewing: Date ..... Time .....