



- No Onward Chain
- 15' Kitchen/Diner Overlooking Garden
- Cul-de-sac Position With No Passing Traffic
- Motivated Vendor
- Comfortable 3 Bedroom - 1 En suite Accommodation
- D/glazing & Gas C/Heating. EPC Rating C.
- Generous 17'+ Lounge
- Parking Plus Visitor Spaces
- Downstairs Cloakroom
- Enclosed Low Maintenance Garden

2 Amherst Mews, Ryde, PO33 1FG

£209,950

Nestled in the tranquil cul-de-sac of Amherst Mews in Ryde, this charming mid-terrace house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, including a convenient ensuite, this property is perfect for families or those seeking extra space.

The generous 17-foot lounge provides an inviting atmosphere, ideal for relaxation or entertaining guests. The 15-foot kitchen/diner, which overlooks the garden, is a wonderful space for family meals and gatherings, allowing for a seamless connection between indoor and outdoor living.

One of the standout features of this home is the ample parking available, including visitor spaces, ensuring that you and your guests will never be short of a place to park. The property is offered with no onward chain, making it an attractive option for those looking to move in without delay.

Situated in a peaceful location with no passing traffic, this modern home promises a serene lifestyle while still being conveniently close to local amenities. Whether you are a first-time buyer or looking to downsize, this property is a must-see. Embrace the opportunity to make this lovely house your new home.



Accommodation

Entrance

Cloakroom W.C

Lounge

17'8 x 15'1 max (5.38m x 4.60m max)

Kitchen/Diner

15'0 x 9'0 (4.57m x 2.74m)

Landing

Bedroom 1

11'9 x 8'3 (3.58m x 2.51m)

En Suite

8'3 x 4'5 (2.51m x 1.35m)

Bedroom 2

10'1 x 8'2 (3.07m x 2.49m)

Bedroom 3

8'8 x 6'6 (2.64m x 1.98m)

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Parking

An allocated parking space to front of property. Further visitor spaces available.

Garden

The nicely enclosed garden sits to the west facing rear of the property. It is largely laid to paving to keep maintenance to a minimum and screened by its fence boundaries. A gravel border and bed complete the garden. Garden tap. Gated rear access leading to the front of the property.

Council Tax

Band C

Tenure

Freehold

Service Charge

Approximately £330 per annum is paid to Bartley Management for maintenance of all communal areas within the development.



Flood Risk
Very Low Risk

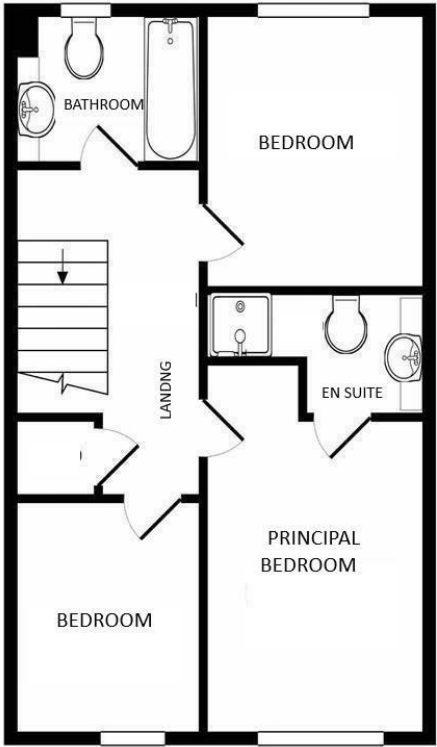
Mobile Coverage
Coverage includes EE, O2, Vodafone & Three

Broadband Connection
Up to Ultrafast fibre available

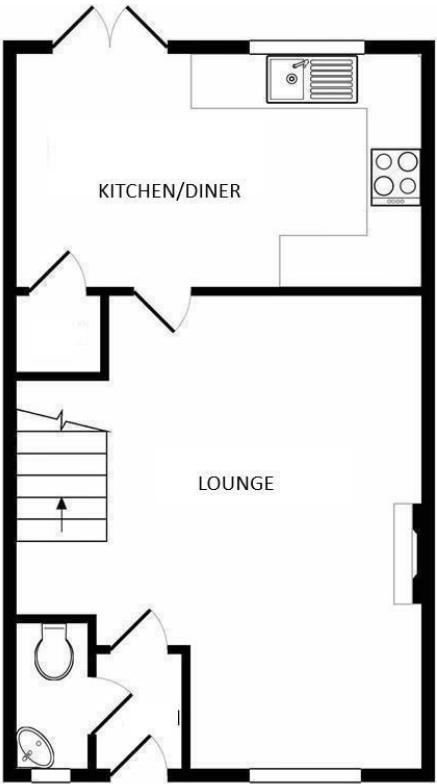
Construction Type
Brick elevations. Cavity walls.

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.



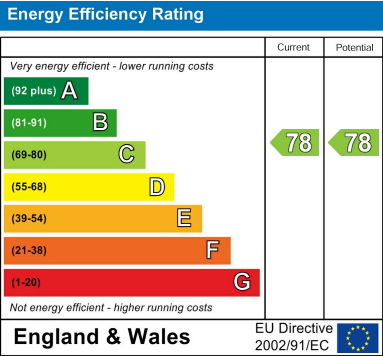
1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.4 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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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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