



- Smart Modern Semi Detached House
- Comfortable 3 Bedroom Accommodation
- Interesting Townscape & Sea view
- Cosy 17'0 Lounge
- D/Glazed Conservatory
- Parking for Two Cars
- West Facing Garden with Views
- Downstairs Cloakroom W.C
- Modern 13'4 Kitchen/Diner with Breakfast Bar
- D/Glazing & Gas C/Heating

3A St. Johns Avenue, Ryde, PO33 1ER

**£245,000**

Nestled in the heart of Central Ryde, this charming semi-detached house offers a delightful blend of modern living and convenience. Spanning 963 square feet, the property boasts two inviting reception rooms, three well-proportioned bedrooms, and a stylish shower room, making it an ideal home for families or busy couples.

Constructed in the 1990's, this residence is well-presented and thoughtfully designed. The comfortable lounge provides a perfect space for relaxation, while the kitchen/diner is both functional and welcoming, seamlessly flowing into a bright conservatory that overlooks the garden. This area is perfect for entertaining guests or enjoying quiet family meals.

One of the standout features of this property is its slightly elevated position, which offers captivating views across the town of Ryde and glimpses of the sea beyond. This picturesque setting enhances the overall appeal of the home, making it a tranquil retreat in a bustling area.

Parking is often a challenge in central locations, but this property includes space for two vehicles, a rare and valuable asset that adds to its desirability. Additionally, the convenience of a ground floor cloakroom W.C. enhances the practicality of the home.

With local buses, trains, and shops just a stone's throw away, this semi-detached house is perfectly situated for those who appreciate easy access to amenities. Whether you are looking for a family home or a comfortable base in a vibrant community, this property in Central Ryde is sure to impress.



# Accommodation

## Entrance Hall

## Cloakroom W.C.

## Lounge

17'0" max x 13'6" max (5.18m max x 4.11m max )

## Kitchen/Diner

13'4" x 11'10" (4.06m x 3.61m)

## Walk-in Storage

## Conservatory

12'1" x 9'11" (3.68m' x 3.02m)

## Landing

Loft access with pull down ladder

## Built-in Storage

## Bedroom 1

13'6" max x 11'1 max (4.11m max x 3.38m max)

## Built-in Storage

## Bedroom 2

10'11" x 6'6" (3.33m x 1.98m)

## Bedroom 3

7'8" x 6'6" (2.34m x 1.98m)

## Shower Room

6'7" x 6'6" (2.01m x 1.98m)

## Gardens

The frontage has been designed to keep maintenance to the minimum with graveled areas and concrete pathways. Gated side access to rear garden. Well stocked deep beds sit either side of this west facing garden. A sun deck forms the upper tier offering interesting views across Ryde. The lower tier is home to the garden shed with power & light and a second sun deck. Garden tap (front & rear).

## Tenure

Freehold



**Council Tax**  
Band B

**Flood Risk**  
Very Low Risk

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

**Mobile Coverage**  
Limited Coverage: EE, O2 & Vodafone.

**Broadband Connectivity**  
Openreach & Wightfibre Networks. Up to Ultrafast available.

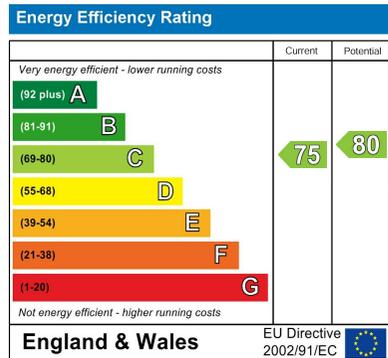
**Services**  
Unconfirmed gas, electric, water and drainage.

**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.



FLOOR 1 FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 53.0 m<sup>2</sup> FLOOR 2 36.5 m<sup>2</sup>  
TOTAL : 89.5 m<sup>2</sup>  
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 .....