



- No Onward Chain
- 12'4 Lounge/Dining
- Views Towards Countryside
- Gas C/Heating & D/glazing

- Modern Terrace House
- Parking
- 10'7 Conservatory

- Comfortable 2 Bedroom Accommodation
- South Facing Garden
- Quiet Cul-de-Sac Location

32 Meadow View Close, Ryde, Isle Of Wight, PO33 3EY

**Offers In The Region Of £182,500**

A modern terraced home in a peaceful cul-de-sac position. This vacant property is situated in the popular Haylands suburb of Ryde towards its outskirts where the surrounding countryside comes into view. Built circa 1990, the layout favours a lounge/diner and separate kitchen arrangement with the benefit of a conservatory at the rear forming an additional reception room. Upstairs and there are two comfortable bedrooms to choose from and a bathroom for all to use. It is also the first floor where views towards the surrounding countryside can be seen. The property is now tired internally leaving plenty of scope for the new owner to finish in their own inimitable way. The rear garden sits to the sunny south side catching the sun throughout the day and this leaves the parking hardstand to the front. The nearest bus stops are in Bettsworth Road and the town centre is a 5-minute car journey away at most. Ryde has arguably one of the best selections of retail shops and services found anywhere on the Island. This coastal town is very well known for its sandy beaches, iconic pier and the convenience of regular passenger crossings to the mainland. Whether you are looking to downsize, purchase for the first time or looking to invest in a rental property, this house should feature high on your list.



# Accommodation

**Porch**

**Built in cupboard housing boiler**

**Entrance Hall**

**Kitchen**

12'1 x 8'10 (3.68m x 2.69m)

**Lounge**

12'4 x 11'11 (3.76m x 3.63m )

**Conservatory**

10'7 x 8'8 (3.23m x 2.64m)

**Landing**

Loft access

**Bedroom One**

11'11 x 8'10 (3.63m x 2.69m)

**Bedroom Two**

11'11 max x 9'1 max (3.63m max x 2.77m max)

'L' shaped

**Built in storage**

**Bathroom**

6'1 x 5'7 (1.85m x 1.70m)

**Gardens**

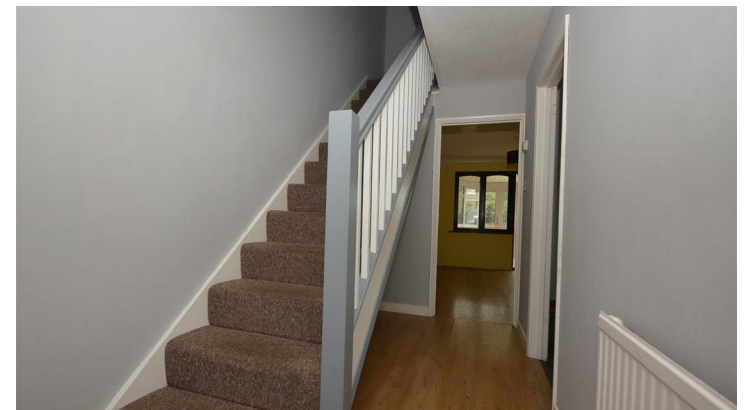
The frontage is is designated to parking purposes. The south facing rear garden is in need of landscaping to meet the requirements of the new owner.

**Parking**

Concrete hardstand with space for a vehicle.

**Tenure**

Freehold



**Council Tax  
BAND B**

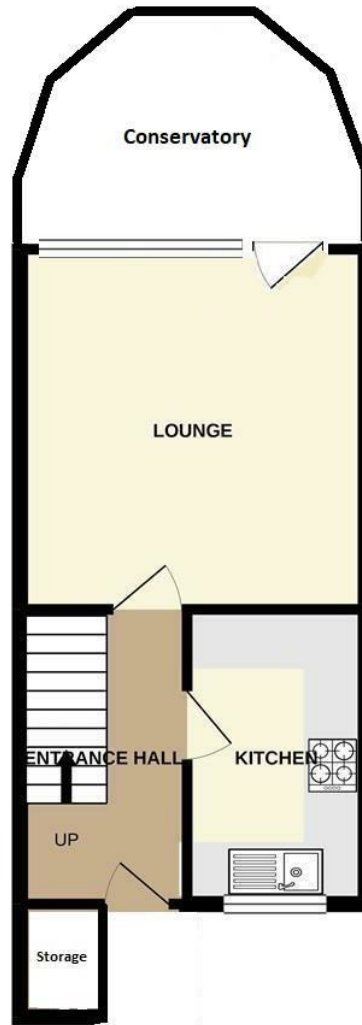
**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

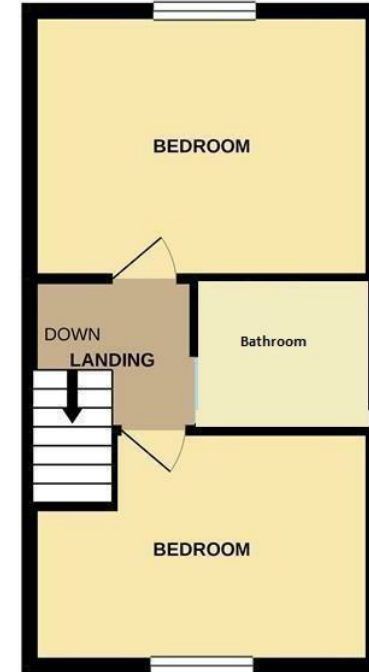
**Agent notes**

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.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

PROTECTED

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