



- No Onward Chain
- Generous 16'0 Lounge
- Well Placed for Local School & Park
- D/Glazed Windows & Doors
- Well Presented Modern Terraced House
- Parking for Two cars
- Gas C/Heating (2020 Boiler)
- Comfortable 3 Bedroom Accommodation
- Easily Maintained Gardens
- Dining Area Adjoining Kitchen

11 Grenville Drive, Ryde, Isle Of Wight, PO33 3JN

**£225,000**



We are pleased to offer for sale this chain free modern terraced house. It has a well presented interior kept wonderfully neat and tidy by the current owner appealing to even the most discerning of buyers. The house sits towards the southern outskirts of Ryde within the popular Haylands suburb of the town. This puts you the briefest of car journeys from the town centre where you will find one of the best selections of retail shops and services found anywhere on the Island. In the immediate area is Ryde's newest junior school, a local park and access to bridleways and footpaths meandering through Ryde's rural surroundings. Entry to the house is via it's porch which includes some handy storage for jackets and boots. This flows into the generous open plan lounge and dining area plus the kitchen. Upstairs and there are 3 comfortable bedrooms to choose from and the bathroom with a shower over the bath. The gardens have been designed to keep maintenance to a minimum and the recently added driveway now offers spaces for up to two vehicles. Whether you are upsizing or downsizing this house provides an easy choice for those who do not want to undertake costly improvements. As a main town, Ryde has much to offer including regular passenger travel options to mainland Portsmouth and Southsea. It is also fortunate to enjoy miles of sandy beaches and a wonderful coastline connecting with neighbouring towns, villages and places of interest.





## Accommodation

### Porch

6'1" x 4'0" (1.85m x 1.22m)

### Built-in Storage

### Lounge

16'0" x 14'0" (4.88m x 4.27m)

### Dining Room

10'6" x 7'3" (3.20m x 2.21m)

### Kitchen

8'2" x 8'1" plus storage (2.49m x 2.46m plus storage)

### Landing

Loft access

### Bedroom 1

11'0" plus wardrobes x 9'9" (3.35m plus wardrobes x 2.97m)

### Bedroom 2

9'11" plus wardrobes x 9'8" (3.02m plus wardrobes x 2.95m)

### Bedroom 3

7'6" x 5'8" (2.29 x 1.73)

### Bathroom

7'0" x 5'10" (2.13m x 1.78m)

### Parking

Driveway parking for 2 vehicles.

### Gardens

Pathway with loose stone border leads to the front door. Fences enclose the rear garden on all sides. It has been tastefully landscaped keeping maintenance to a minimum. The central paved patio is edged by loose stone borders. Garden shed.



**Tenure**

Long Leasehold. 836 years remaining

**Council Tax**

Band C

**Services**

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

**Agents 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.

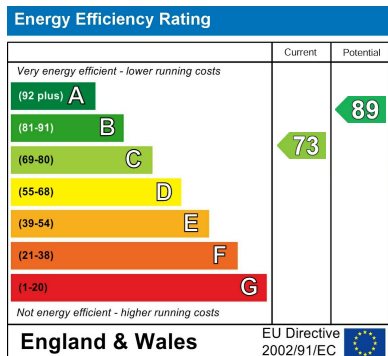


1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 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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187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511  
Email: ryde@wright-iw.co.uk

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