



- No Onward Chain
- Two Double Bedroom Accommodation
- Garage & Driveway Parking
- Sun Lounge (11'9 x 7'8)
- Detached Bungalow in Sought After Position
- Comfortable 15'11 Lounge
- Backs on to Tree-Lined Approach to Park
- Exciting Potential to Modernise Interior
- Kitchen/Diner Overlooking the Sunny Garden
- Well Placed For Shops, Buses & Park

27 Marina Avenue, Ryde, PO33 1NG

Offers In The Region Of £325,000

This detached bungalow is situated in a wonderfully peaceful cul-de-sac adjoining the beachside environs of Appley Park. This tree-lined park offers a pleasant traffic-free walk down to the coastline and it's miles of sandy beaches and waterfront facilities, an idyllic location we are sure you will agree. The bungalow is now a little tired internally giving great opportunity for a suitable buyer to personalise and possibly extend as others have in the avenue. The west facing garden backs directly on to the tree-lined approach to the Park and it's lovely beaches. The sensible layout includes a comfortable lounge with feature fireplace and an equally spacious kitchen/diner which overlooks the pretty west facing garden. More garden views can be enjoyed from the sun lounge which also gives a covered access to the adjoining garage. There are two double rooms, one with en suite w.c, and a shower room for both to use. The gardens are nicely mature with established shrubs and an exotic palm tree prominent to the rear. A pathway to the adjoining park is just down the road although some have formed a gateway directly from their rear gardens. This location is hugely popular as a regular bus services passes at the end of the road, there are two convenience stores nearby and a post office. Other local amenities include a public house, petrol station and a major supermarket just 1.5 miles up the road. For all other retail associated needs and services the main town centre is just a few minutes drive away. On route you will pass Island wide travel options and highspeed passenger services to the mainland for extended shopping trips and commuting.



Accommodation

Porch

5'8 x 4'5 (1.73m x 1.35m)

Entrance Hall

Built in Storage

Lounge

15'11 x 13'6 max (4.85m x 4.11m max)

Kitchen/Diner

12'9 x 10'10 (3.89m x 3.30m)

Sun Lounge

11'9 x 7'8 (3.58m x 2.34m)

Bedroom

12'4 x 10'6 (3.76m x 3.20m)

Bedroom

12'2 x 10'6 (3.71m x 3.20m)

En Suite W.c

Shower Room

7'11 x 6'7 (2.41m x 2.01m)

Loft hatch

Garage

17'5 x 8'4 (5.31m x 2.54m)

With an up and over door, power & lighting. Window to rear. Internal door to sun lounge.

Driveway Parking

Space for up to 2 vehicles.

Gardens

The frontage is laid to paving and interspersed with shrubs. Access to rear garden to side or via the sun lounge. This west facing garden is mostly laid to lawn and fully enclosed by fence boundaries. It backs directly on to the tree-lined approach to Appley Park and it's beach. An exotic palm tree sits to one corner and the beds and borders are shrub filled. Paved patio and pathways. Garden tap. Garden shed. Greenhouse.



Council Tax
Band D

Tenure
Freehold

Mobile Coverage
Coverage includes: EE, O2, Three & Vodaphone (voice only Vodaphone)

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

Flood Risk
Very Low Risk

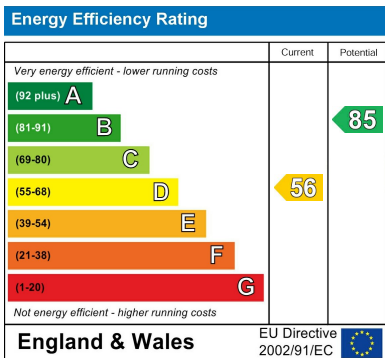
Construction Type
Standard Construction

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.



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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