



- No Onward Chain
- Peaceful Cul-De-Sac Position
- Easily Maintained Gardens
- D/Glazing & Gas C/Heating

- Well Presented Modern Home
- Generous 15'8 Living Room
- Views Across Ryde

- 3 Bedroom Accommodation
- Parking for Two
- Spacious 14'7 Kitchen/Diner

20 Holly Tree Close, Ryde, Isle of Wight, PO33 1HU

£220,000

This smart modern home is nicely tucked away within a peaceful cul de sac. It sits at the top of the close overlooking the well kept lawned amenity space making for a pretty outlook. The interior is beautifully presented with tasteful neutral decor throughout. The layout is tastefully open plan combining a generous living room which flows into the adjoining kitchen/diner. Upstairs there are three bedrooms to choose from and a bathroom for all to use. This 1st floor reveals interesting views across Ryde to the rear and across the neatly lawned amenity space to the front. The gardens are easily maintained whilst remaining sufficiently sized for sunbathing, bbq's and a shed. Allocated parking sits adjacent to the house with spaces for up to two vehicles plus further on-street parking in the close. The location is peripheral to the town on the east side of Ryde putting it walking distance from the beach, Appley Park, St John's Wood and Monkton Mead (recreation park). Local, Island and mainland passenger travel options are all found along the Esplanade at Ryde and this should roughly be a 10 minute walk from this well placed home. The town centre offers an exciting array of individual shops and associated services which is largely unrivaled across the Island and this could also be said for the nightlife. Whether you are downsizing, buying for the first time or moving from further afield to enjoy all the benefits of a coastal town, this house should be top of your list.



Accommodation

Entrance Hall

Living Room

15'8" x 11'4" (4.78m x 3.45m)

Understairs Storage Housing Boiler

Kitchen/Diner

14'7" x 8'8" (4.45m x 2.64m)

Landing

Loft Hatch.

Built-in Linen Cupboard

Bedroom 1

12'2" plus wardrobes x 8'2" (3.73m plus wardrobes x 2.49m)

Bedroom 2

9'9" x 8'2" (2.97m x 2.49m)

Bedroom 3

8'10" max x 6'1" max (2.69m max x 1.85m max)

Bathroom

6'1" x 6'1" (1.85m x 1.85m)

Gardens

The frontage is neatly laid to artificial grass and edged by a gravel border keeping maintenance to a minimum. A gated side access leads to the rear garden. This has also been designed to reduce ongoing upkeep. It is laid to artificial grass with a graveled drying area to one side. Paved pathway and small patio area. Fence boundaries. Raised border to rear. Garden tap.

Parking

Allocated parking in close for up to two vehicles.

Council Tax

Band B

Tenure

Freehold



Construction Type
Standard Construction

Flood Risk
Very Low Risk

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

Mobile Coverage
Coverage includes: EE,O2, Three and Vodafone

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.

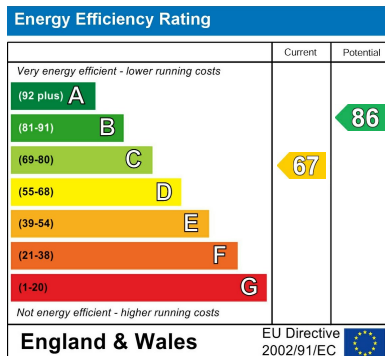
GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing:

Date

Time