



14 Edward Street, Ryde, Isle of Wight

£210,000



Megan Baker
Estate Agents

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DRAFT PARTICULARS:

This deceptively large four bedroomed semi detached house is set on a quiet no-through road close to the amenities of the town. The home has UPVC double glazing and gas central heating and is arranged over three storeys. On the garden level lies a kitchen/dining room; separate utility area and extended lounge to the rear providing a good family space. The entrance level plays host to a double and single bedroom with their own bathroom. On the first floor are two further double bedrooms with the master bedroom walking through to its own en-suite bathroom. The home has a garden to the rear with side access and two useful garden sheds. All-in-all a substantial family home or ideal buy-to-let property in a convenient position. (The house currently has an established tenant paying £825pcm who would ideally like to stay on with a new landlord if possible.)

UPVC double glazed entrance door to:

ENTRANCE HALLWAY:

With stairs to first floor and garden level and doors to:

BEDROOM THREE:

12'0 max x 10'10 (3.66m max x 3.30m)

A double bedroom with window to front and feature fire surround.

BEDROOM FOUR:

8'10 x 7'9 (2.69m x 2.36m)

A single bedroom with window to rear.

BATHROOM:

7'3 max x 6'3 max (2.21m max x 1.91m max)

An entrance area to the bathroom provides a built in cupboard and shelved recess for additional storage. Fitted with a white suite of WC; wash hand basin and bath with mixer tap/shower attachment over. Window to rear.

Stairs to garden level:

KITCHEN/DINING ROOM:

11'5 max x 10'6 max (3.48m max x 3.20m max)

A light area with window to side and fitted with white fronted units and dark worktops. Integrated oven and hob; stainless steel sink and understairs storage area. The room provides plenty of space for a table and there is a step up and opening to:

UTILITY ROOM:

9'11 max x 7'1 max (3.02m max x 2.16m max)

Fitted to match the kitchen with window to side and space and plumbing for the washing machine.

Door to:

SITTING ROOM:

12'10 x 12'8 (3.91m x 3.86m)

A good sized, light room with large sliding doors to one end looking and leading to the garden.

First Floor Landing:

With doors to:

BEDROOM ONE:

12'0 x 10'11 (3.66m x 3.33m)

A double bedroom with over stairs cupboard and window to rear. Door to:

EN-SUITE BATHROOM:

13'10 max x 7'3 max (4.22m max x 2.21m max)

Fitted with white suite of bath; separate shower enclosure; vanity wash hand basin and WC. Attractive feature fireplace and opaque rear window.

BEDROOM TWO:

12'0 max x 10'10 (3.66m max x 3.30m)

A double room with lovely feature fireplace; window to front and handy

wash hand basin.

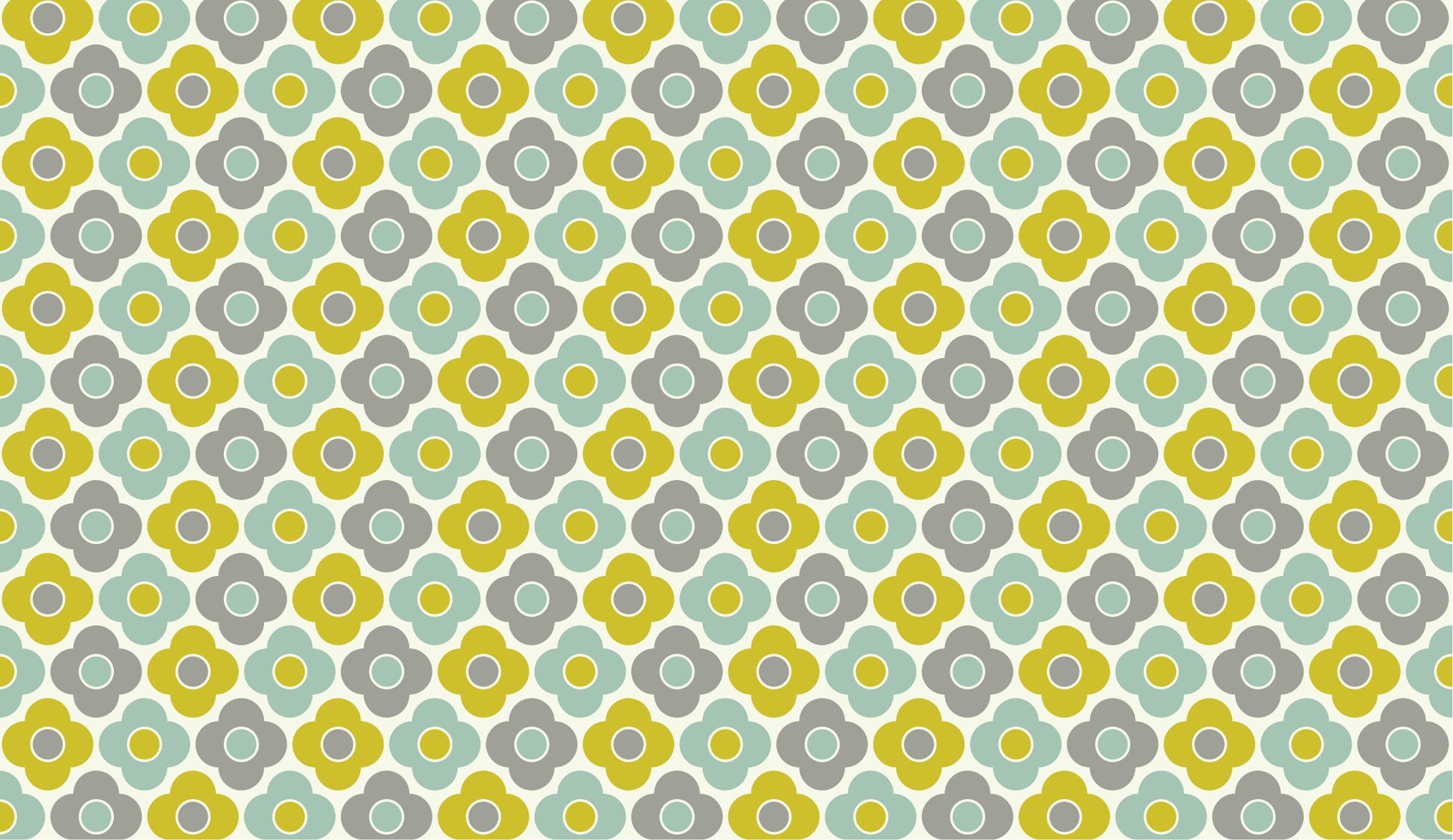
GARDEN:

The small rear garden has a wide side access and is laid to decking and lawn. There are two timber sheds at the bottom.

Viewings: Strictly by appointment only through Megan Baker Estate Agents

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Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



**Megan
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Arrange a viewing

Love this property and want to see more?

Call us on **01983 280555**

Email: hello@meganbakerestateagents.com

Pop in for a chat

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