



52 ST. JOHNS ROAD RYDE, PO33 2RS

£225,000

A 2-bedroom semi-detached CHAIN FREE home situated favourable close to all amenities and the sandy beaches of Ryde. A great first time buy and with the added advantage of allocated parking. An early viewing is recommended.

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SALES & LETTINGS

52 ST. JOHNS ROAD

- 2 bedroom semi detached home
- Nicely presented
- ALLOCATED PARKING AT REAR
- CHAIN FREE



The accommodation with approximate measurements

Double glazed door to:

Lobby

Door to:

Lounge / Diner 17'10" x 12'3"

Stairs to first floor. Two radiators. Double glazed windows to both front and side aspects. Door to:

Kitchen 11'8" x 8'0"

Modern fitted kitchen with matching wall, base and drawer units. Fitted electric oven and gas hob. Sink and drainer with mixer tap. Space for fridge/freezer and washing machine. Wall hung Glow Worm boiler. Double glazed window to rear aspect. Double glazed door to rear aspect.

Stairs to first floor

Landing

Loft access. Over stairs cupboard. Doors to:

Bedroom 11'9" x 9'11"

Double glazed window to rear aspect. Radiator.

Bedroom 11'9" x 8'9"

Double glazed box window to front aspect. Radiator.

Bathroom 7'1" x 5'4"

Bath with shower over and glass screen. Low level WC. Hand basin. Tiled walls and flooring. Heated towel rail. Double glazed window to side aspect.

Outside

Front: Lawned area with path to front entrance. Path to side and gate to rear aspect.

Rear: Fully enclosed low maintenance garden. Decked. Gate to parking area,

Parking: 1 allocated space.

Additional information

Tenure: Freehold

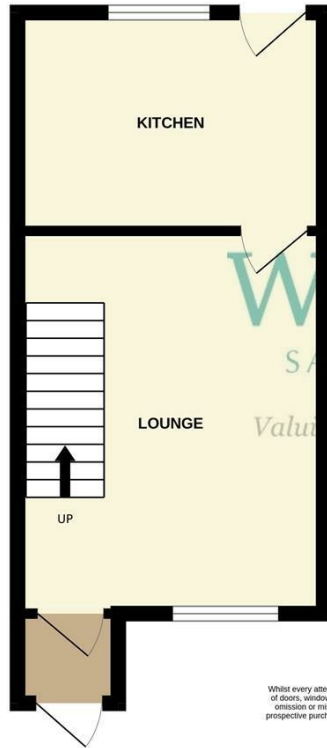
Council tax band: "B"

EPC: Band "C"

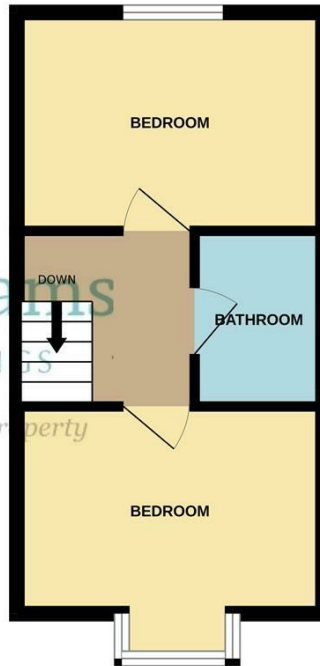
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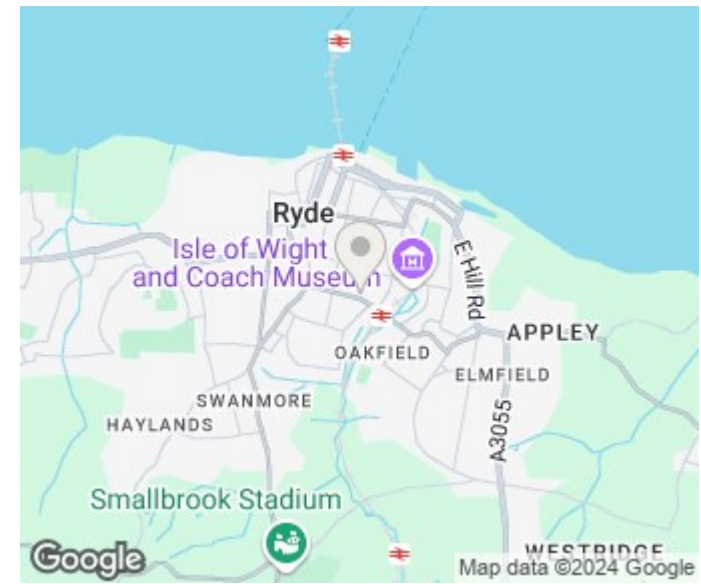
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	69
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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SALES & LETTINGS

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements