



2B WOOD STREET

RYDE, PO33 2BS

£325,000
FREEHOLD

A 3-bedroom well presented semi-detached house situated close to all amenities and the sandy beaches of Ryde. A good-sized garden also provides a lovely outdoor space for relaxing in. This lovely home is offered as CHAIN FREE.

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2B WOOD STREET

- 3 bedroom semi detached
- AMAZING size garden
- Some sea view to the rear
- Off road parking and CHAIN FREE



The accommodation with approximate measurements

Door to

Hallway

Radiator. Stairs to first floor. Doors to:

Lounge 4.19 x 3.59 (13'8" x 11'9")

Two windows to the front aspect. Two radiators.

Dining room 3.20 x 2.66 (10'5" x 8'8")

Double glazed French doors to rear aspect.

Radiator. Arch to:

Kitchen 2.79 x 2.15 (9'1" x 7'0")

Fully fitted kitchen with matching wall, base, larder unit and drawer units. Sink and drainer with tiled splash back. Space for free standing cooker with extractor over. Spaces for washing machine and fridge. Wall hung Glow Worm boiler. Double glazed window to rear aspect.

WC

Double glazed window to side aspect. Hand basin. Low level WC. Radiator. Consumer unit.

Stairs to first floor

Landing

Loft access. Airing cupboard. Doors to:

Bedroom 3.49 x 3.41 (11'5" x 11'2")

Two windows to the front aspect. Radiator.

Bedroom 3.77 x 2.65 (12'4" x 8'8")

Double glazed window to rear aspect with VIEWS OF THE SOLENT. Radiator.

Bedroom 2.69 x 1.58 (8'9" x 5'2")

Double glazed window to rear aspect with VIEWS OF THE SOLENT. Radiator.

Outside

Rear: Extended garden, mainly laid to lawn with mature plants and shrubs. Sheds. Gate to front aspect.

Front: Ample parking for 2 cars.

Additional information

EPC: Band "C"

Council tax band: "C"

Please note the property has suffered historically from subsidence (Heave) . This has a certificate of repair from 2011. Fully insured. (please make any further checks with your solicitor)



2B WOOD STREET





| 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 | | 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 | |

W | Williams

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