



**37 SOMERSET ROAD, RYDE**  
**, PO33 1BU**

**£250,000**  
**FREEHOLD**

A delightful and bright 2 bedroom house offering a perfect blend of comfort and style incorporating a beautifully designed open plan living space. Stunning though out and ready to 'just move in to' Beautiful adjacent garden.

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SALES & LETTINGS

## 37 SOMERSET ROAD

- 2 bedroom semi detached home
- Open plan living
- Immaculate throughout
- Separate enclosed garden



The accommodation with approximate measurements:

Door to

**Open plan**

**Lounge 16'11" x 17'3"**

Double glazed windows to front aspect. Radiator. Open Stairs to first floor. Open to:

**Kitchen 11'4" x 11'6"**

Fully fitted kitchen with matching wall, base and drawer units. Stainless steel sink and drainer with mixer tap. Fitted electric oven. Fitted gas hob with extractor over. Space and plumbing for washing machine. Space for fridge/ freezer. Radiator. Space for table and chairs. Open to:

**Utility room**

Double glazed window to side aspect. Cupboard housing Glow Worm boiler. Double glazed stable door to garden. Door to:

**WC**

Double glazed window to side aspect. Low level WC. Hand basin with vanity storage. Radiator.

**Stairs to first floor**

**Landing**

Loft access. Doors to:

**Bedroom 12'0" x 9'1"**

Double glazed window to front aspect. Radiator.

**Bathroom**

Shower cubicle. Bath with shower attachment. Low level WC. Hand basin with vanity storage. Tiled walls. Heated towel rail. Double glazed window to side aspect,

**Bedroom 12'4" x 10'11"**

Double glazed window to side aspect. Radiator. Built in wardrobes. Loft access.

**Outside**

PATH TO GARDEN. PLEASE NOTE The garden is located a few steps down the path to rear:

Enclosed garden. Wooden shed. Decking.

Path to front aspect and bin storage area. The front garden is currently enclosed - however the vendor informs us that it was previously used for parking by the previous owners (please confirm)

**Additional information**

Council tax band " B"

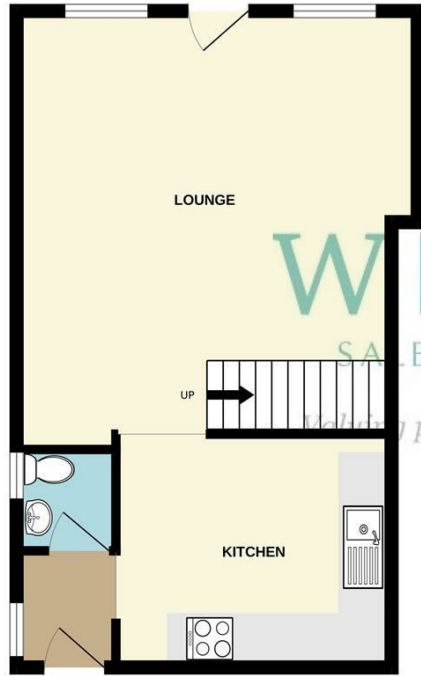
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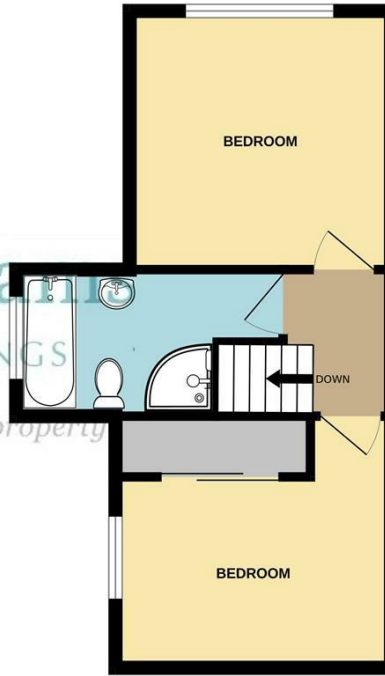
## 37 SOMERSET ROAD



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

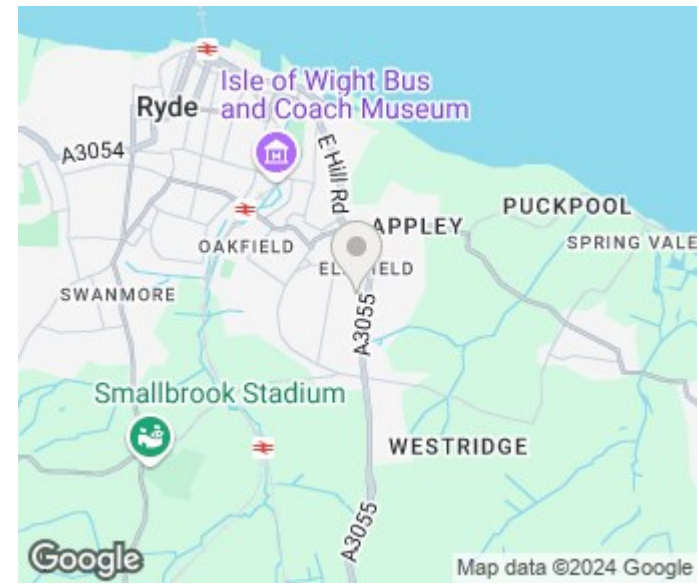


1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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