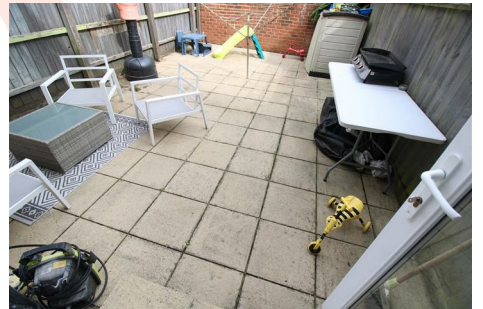




**MARVINS**  
ESTATE AGENTS



## 25 MEADOWBROOK, RYDE, PO33 3NN

PRICE £220,000

A great opportunity to purchase a super mid terrace three bedroom house situated in a cut-de-sac of similar properties on the edge of Ryde yet within easy access of local amenities and the splendid beaches Ryde has to offer.

The property enjoys a Lounge with direct access to the garden, a modern fitted Kitchen/Diner and three Bedrooms on the first floor. There is a Bathroom to first floor and Cloakroom on the ground floor. Gas fired heating and double glazing. Outside is a patio rear garden and parking space to the front. An excellent family home, viewing is recommended strictly by appointment.

### COWES OFFICE

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# 25 MEADOWBROOK, RYDE, ISLE OF WIGHT PO33 3NN

## ENTRANCE HALL

Stairs off to first floor. Radiator.

## CLOAKROOM

With WC and hand basin.

## KITCHEN/BREAKFAST ROOM

8'0" x 13'7" (2.459 x 4.163)

Front aspect. Range of attractive light coloured units. Built in electric oven and gas hob. Plumbing for dishwasher and washing machine. Space for breakfast table.

## LOUNGE

14'8" x 11'5" (4.491 x 3.481)

Rear aspect over outside space. Patio doors to outside. Two radiators. Understairs cupboard.

## FIRST FLOOR

Radiator. Airing cupboard housing boiler.

## BATHROOM

White suite comprising bath with shower over, WC and hand basin set in a vanity unit. Heated towel rail.

## BEDROOM ONE

7'4" x 11'10" (2.246 x 3.607)

Front aspect. Radiator. Wardrobe. TV Point.

## BEDROOM TWO

8'2" x 11'6" (2.495 x 3.518)

Rear aspect. Radiator. Wardrobe cupboard. TV point.

## BEDROOM THREE

6'10" x 7'1" (2.104 x 2.178)

Front aspect. Radiator. TV point.

## OUTSIDE

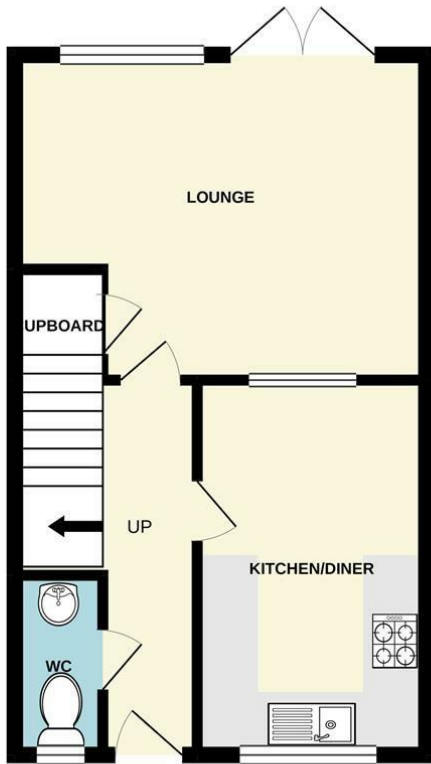
To the rear of the property there is a patio area and parking space to the front.

## TENURE

This property is Freehold. Council tax band C.



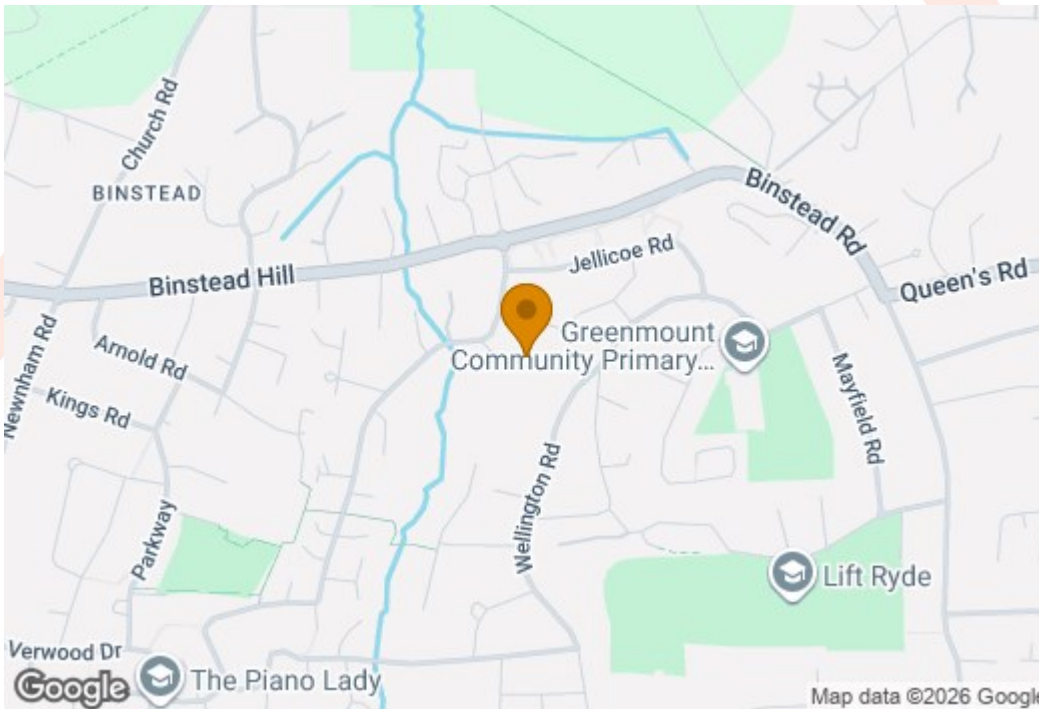
GROUND FLOOR



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) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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