



£230,000

48 POUND MEAD, RYDE, ISLE OF WIGHT, PO33 3HH



Seafields



## **A CHARMING HOME IN A SOUGHT AFTER TRANQUIL SETTING!**

A semi-detached **BUNGALOW** with the interior enjoying appealing 'country/vintage' character and providing well proportioned accommodation throughout. The property comprises a charming sitting room (giving access to the garden), separate 'cottage style' kitchen, **TWO DOUBLE BEDROOMS** and attractive bathroom. Surrounded by manageable, well maintained **GARDENS** (the rear being **SOUTH FACING**), further benefits include a recently installed central heating system, double glazing and a nearby single **GARAGE** located en bloc. Located in a tucked away position yet within easy reach of town centre and amenities, schools, countryside walks plus mainland ferry links, this home is certainly very well worth a visit.

**\*\*PLEASE SEE VIRTUAL TOUR\*\***

### **ACCOMMODATION:**

A few steps up to part glazed composite front door with leaded light window inserts leading to:

### **ENTRANCE HALL:**

An inviting hallway with marble effect vinyl tile flooring. Radiator. Small cupboard housing electricity meter. Hatch providing access to the loft. Doors to:

### **SITTING ROOM:**

Well proportioned reception room with themed walls and large double glazed window over-looking rear garden. Double glazed door leading to shallow steps to outside. Rug style carpeting. Radiator. Television point.

### **KITCHEN:**

A 'country feel' range of pale blue fitted cupboard and drawer units with contrasting Formica worktops over incorporating inset sink unit. Gas hob. Space for cooker, fridge/freezer and washing machine. Radiator. A wall mounted 2 year old Vaillant gas boiler. Chequered vinyl flooring. Window over-looking front garden.

### **BEDROOM 1:**

Spacious sunny double bedroom with window over-looking rear garden - to include attractive plantation shutters. Radiator. Marble style vinyl tile flooring.

### **BEDROOM 2:**

Another double bedroom with window over-looking the front garden. Radiator. Vinyl tile flooring.

### **BATHROOM:**

Attractive bathroom comprising 'Vintage style' pastel pink suite of panelled bath with mixer taps and shower attachment; pedestal wash basin and w.c. Complimentary part tiled walls. Radiator. Tile effect chequered vinyl flooring. Medicine cabinet. Obscured decorative window over-looking front garden.

### **GARDENS:**

Pretty front garden predominantly laid to lawn with level concrete path way leading to steps to the property. Outside tap. Shingled side access to the rear with space for bins and storage. Secured by all round picket fence and gate and stocked with a selection of mature shrubs and bushes.

The south facing rear garden, secured by panel fencing and hedges, is mainly laid to lawn with rockery and steps up to the sitting room door. Several water butts and useful shed. Stocked with bay hedges and a holly tree.

### **GARAGE:**

15'8 x 8'3 (4.78m x 2.51m )

Via a level path located in nearby communal garage block with up and over door. Accessed via Corbett Road.

### **OTHER USEFUL INFORMATION:**

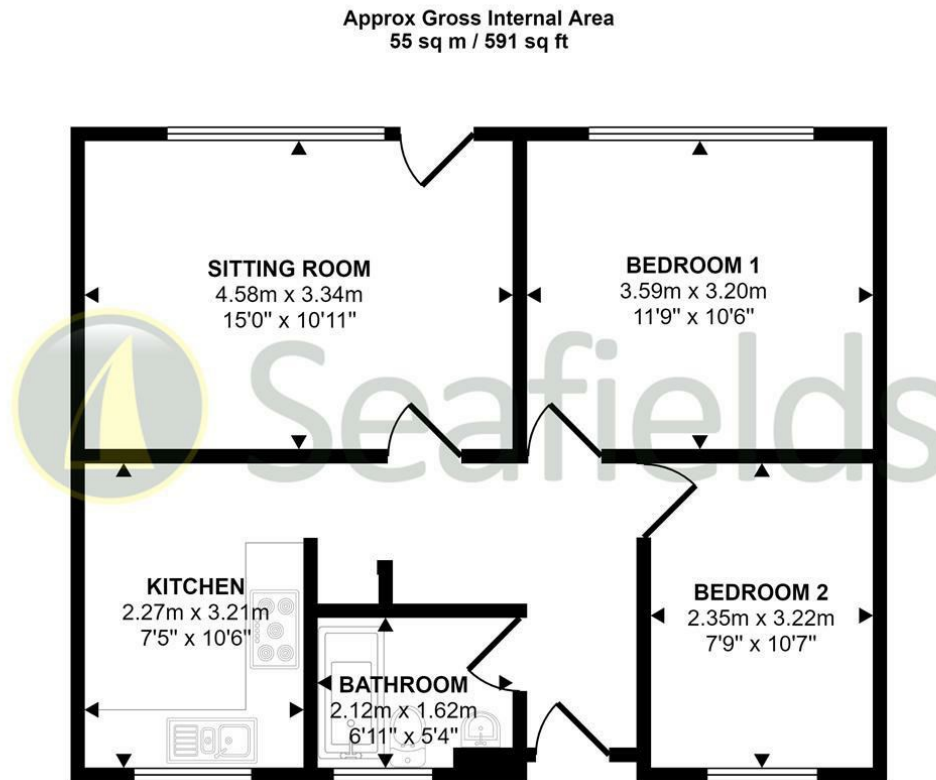
Tenure: Freehold

Council Tax Band: C

EPC Rating: C

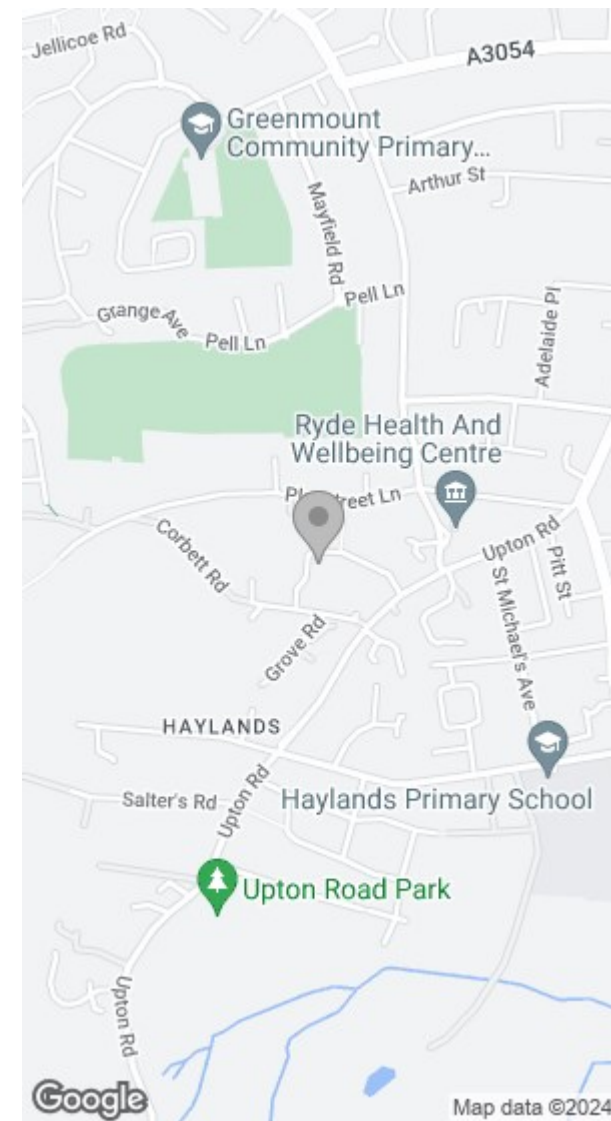
### **DISCLAIMER:**

Whilst every effort has been made to provide accurate information, the details within are not to be relied upon as statements of fact. Not all areas of the house/land have been photographed, and the floor plan/measurements are approximate and not to scale. We have not tested any appliance or systems, and our description should not be taken as a guarantee that these are in working order. Should any alterations be mentioned as having been undertaken within the sellers' ownership, this is not confirmation that necessary consents have been obtained. A buyer should employ a solicitor/surveyor to verify relevant information.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



