



Guide Price £165,000  
13 BANK GARDENS, RYDE, ISLE OF WIGHT, PO33 2SY





## **WITHIN THE VERY HEART OF TOWN!**

For those seeking a character home with convenience, here is the ideal home! This **SEMI-DETACHED COTTAGE** is located just off the upper High Street, tucked away from the hustle and bustle of town life, yet within walking distance of the town and its various amenities. The ground floor offers a comfortable front sitting room and separate kitchen/diner, with the first floor comprising **2 BEDROOMS** and bathroom. Further benefits of this residence include **GAS CENTRAL HEATING**, double glazed windows plus a surprisingly long **REAR GARDEN**. This **CHAIN FREE** residence is certainly worth a visit for those seeking a first, investment or perhaps retirement residence.

### **ACCOMMODATION:**

Solid wood entrance door to:

### **HALLWAY:**

Carpeted stairs to first floor. Timber door to Sitting Room. Open doorway to Kitchen.

### **SITTING ROOM:**

Well proportioned reception room with double glazed window to front with curtain rail. Door to front. Wood flooring. Feature fireplace with brick surround and timber surface. Radiator. Door to:

### **KITCHEN/DINER:**

Good sized kitchen comprising cream fronted range of cupboard and drawer units with contrasting work surfaces over incorporating inset 1.5 bowl stainless steel sink unit. Integral 4-ring gas hob with oven under and extractor over. Space for fridge and washing machine. Wall mounted gas boiler. Tiled wall surrounds. Vinyl flooring. Radiator. Double glazed window and French doors to rear garden.

### **FIRST FLOOR LANDING:**

Access to loft hatch. Timber doors to:

### **BEDROOM 1:**

Good sized carpeted double bedroom with double glazed window to front. Radiator.

### **BEDROOM 2:**

Carpeted single bedroom with double glazed window over-looking rear garden. Radiator.

### **BATHROOM:**

White suite of panelled bath with mixer shower over (and screen); vanity wash basin with mirror fronted cabinet over; w.c. Tiled surrounds. Patterned vinyl flooring. Heated towel rail. Obscured double glazed window.

### **GARDEN:**

A surprisingly long, fence enclosed garden comprising patio area with the rest being mainly laid to lawn. Gated access to side.

### **TENURE:**

Freehold.

### **OTHER PROPERTY FACTS:**

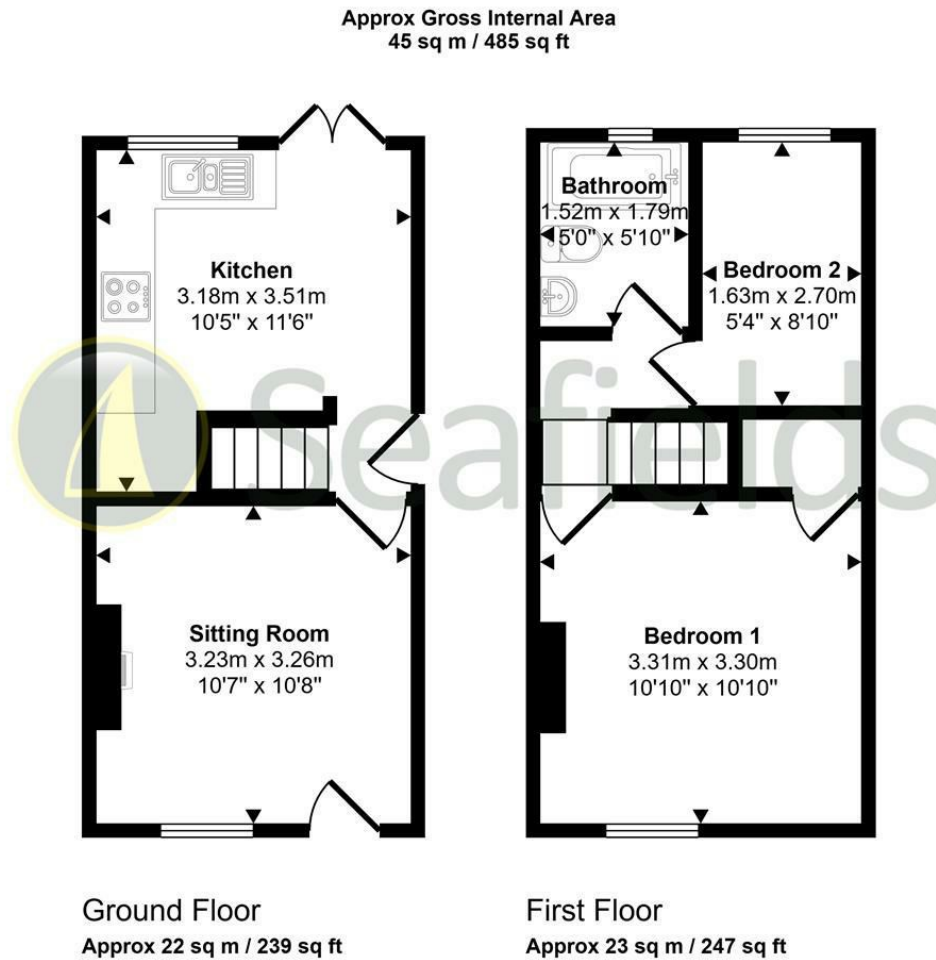
Council Tax Band: A

EPC Rating:

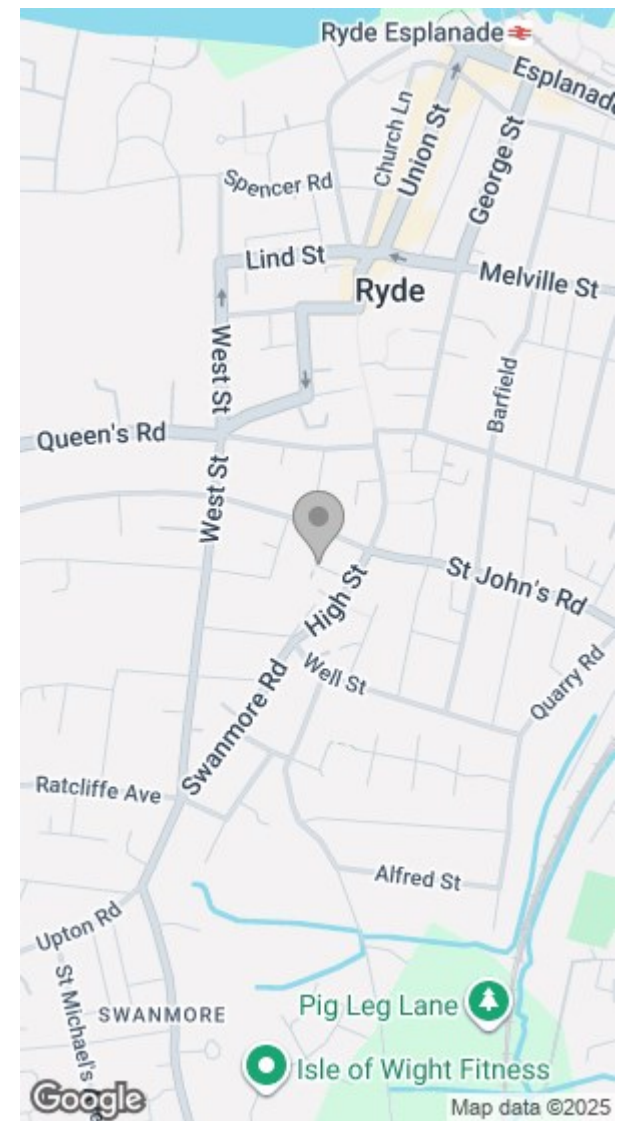
Conservation Area: No

Flood Risk: Very Low

Sellers' Situation: Chain Free



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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	



