





Guide Price £399,000

3 BUCKINGHAM ROAD, RYDE, ISLE OF WIGHT, PO33 2DP

Seafields

IDEALLY POSITIONED WITHIN A TRANQUIL SETTING, JUST MOMENTS FROM THE SEA FRONT!

This attractive semi-detached CHARACTER HOME is located in one of Ryde's most sought after areas, just off Spencer Road in a tranquil setting an easy stroll away from the host of town amenities and sea front. Combining charm, quality and convenience, the property offers beautifully presented accommodation enhanced by elegant period features and notably high ceilings throughout. The well proportioned interior includes a charming 'double length' open plan sitting room with designated dining area, complete with a characterful log burner, modern fitted kitchen/breakfast room and, from the split level first floor landing, 3 BEDROOMS (2 large doubles and one single), a family bathroom and separate w.c. Further benefits include GAS CENTRAL HEATING, secluded 'sun trap' SOUTH-FACING courtyard, solar panels plus a deep PARKING BAY. Perfectly situated within a short stroll of the wonderful sandy beaches, shopping centre and host of town amenities, as well as reputable local schools and excellent Island/mainland transport links, this delightful home would suit those seeking either a primary residence or a coastal retreat. Early viewing is highly recommended.

ACCOMMODATION:
An attractive solid front door to:

PORCH:
A convenient porch with vinyl tiled flooring, built in cupboard and shelving. Part-glazed door to:

ENTRANCE HALL:
A welcoming entrance hall, fully carpeted and offering a warm first impression. Radiator. Stairs rise to the first floor, with useful storage cupboards below. Doors provide access to both the sitting room and kitchen, while a ceiling light and radiator complete the space.

SITTING/DINING ROOM:
A spacious and beautifully presented sitting/dining room, offering a bright and inviting atmosphere and fully carpeted throughout. Key features include a large double glazed window, an additional obscured window, and doors leading through to the lean to. A charming log burner set upon a slate hearth provides a focal point to the room, 2 x ceiling light points and a radiator ensure comfort and practicality. A door gives convenient access through to the kitchen.

KITCHEN/BREAKFAST ROOM:
A modern, well appointed kitchen featuring stylish taupe cabinetry with deep drawers, complimented by matching work surfaces. A chrome 1.5 bowl inset sink with drainer is positioned beneath a double glazed window overlooking the rear courtyard, with tiled splashbacks. Integrated appliances include a built in Bosch oven, gas hob with extractor hood and mosaic tiled splashback, as well as fridge and freezer. There is additional under counter space and plumbing for a washing machine and tumble dryer. The room is further enhanced by recessed downlighters, a radiator and wooden shelving. Door leading to rear courtyard and lean-to garden store.

FIRST FLOOR:
Split level landing with doors to:

BEDROOM 1:
A superbly proportioned, carpeted master bedroom with a large bay to front and additional window with fitted roller blind. The room is shaped to provide a designated area for the bed and bedside tables. Loft hatch. Radiator.

BEDROOM 2:
Another double bedroom with 2 x double glazed windows to side and a further window to rear with fitted blinds. Access to loft via hatch. Radiator.

BEDROOM 3:
A single bedroom (currently utilised as a study) with vinyl floor and 2 x double glazed windows to rear. Access to loft via hatch. Radiator.

BATHROOM:
A well appointed bathroom suite comprising a fully tiled shower cubicle fitted with an electric shower plus extractor fan; bath and wash hand basin - both with chrome mixer taps. Half tiling to wall. Built in cupboard providing useful storage, housing the Vaillant gas boiler. Radiator. Obscured window to side.

SEPARATE WC:
Comprising w.c., vinyl flooring and double glazed window to side.

OUTSIDE:
Steps up to a secluded, enclosed and fully paved, south facing rear garden featuring a variety of mature shrub borders, creating an attractive low maintenance outdoor space in which to sit and enjoy the sun and privacy, To the front is a planted area offering an attractive approach to the property.

LEAN-TO/GARDEN STORE:
A well proportioned lean-to extending along the side of the house and featuring a translucent roof that allows for excellent natural light. This versatile area is ideal for use as a garden store/potting 'shed', benefiting from built in shelving, lighting and a door providing convenient access to the front of the property. Access also via double glazed door from kitchen.

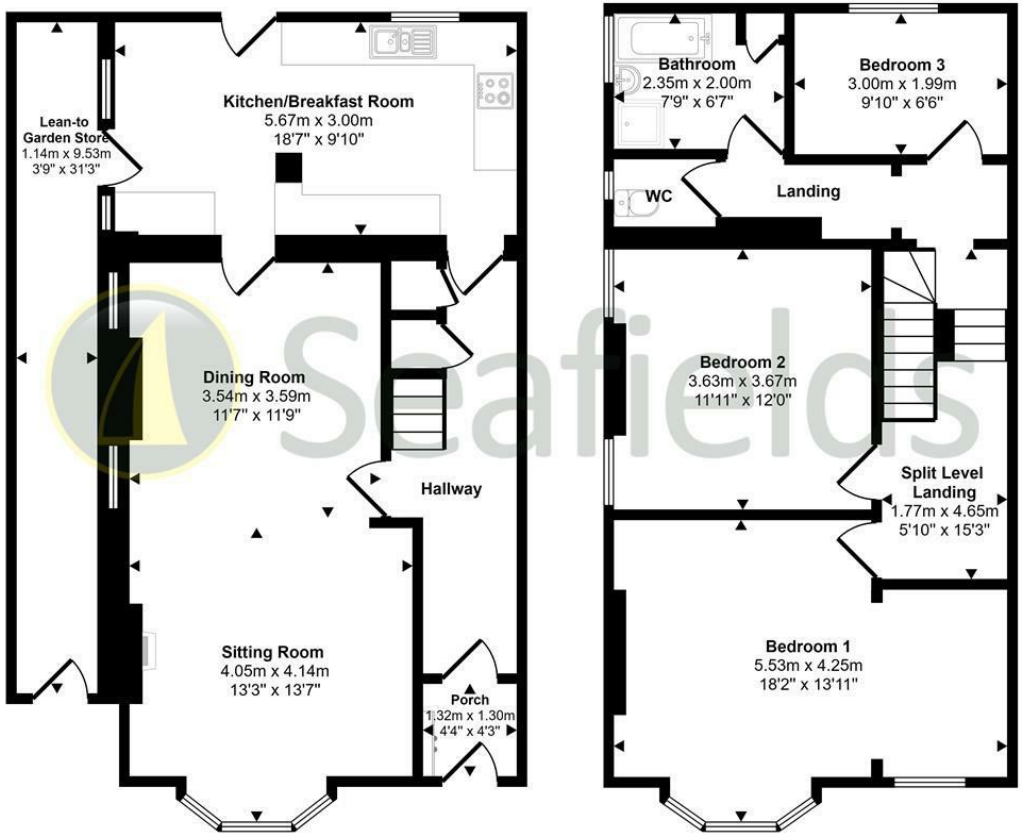
DRIVEWAY:
Driveway parking for one vehicle.

TENURE:
Freehold.

OTHER PROPERTY FACTS:
Solar Panels: The property greatly benefits from owned solar panels - installed in 2012 - offering very favourable Feed In Tariff (until 2037). Index linked (so has increased year by year). The FIT agreement can be transferred to the new owners.
Council Tax Band: D
EPC Rating: C
Conservation Area: Yes
Listed Building: No
Flood Risk: Very low

DISCLAIMER:
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

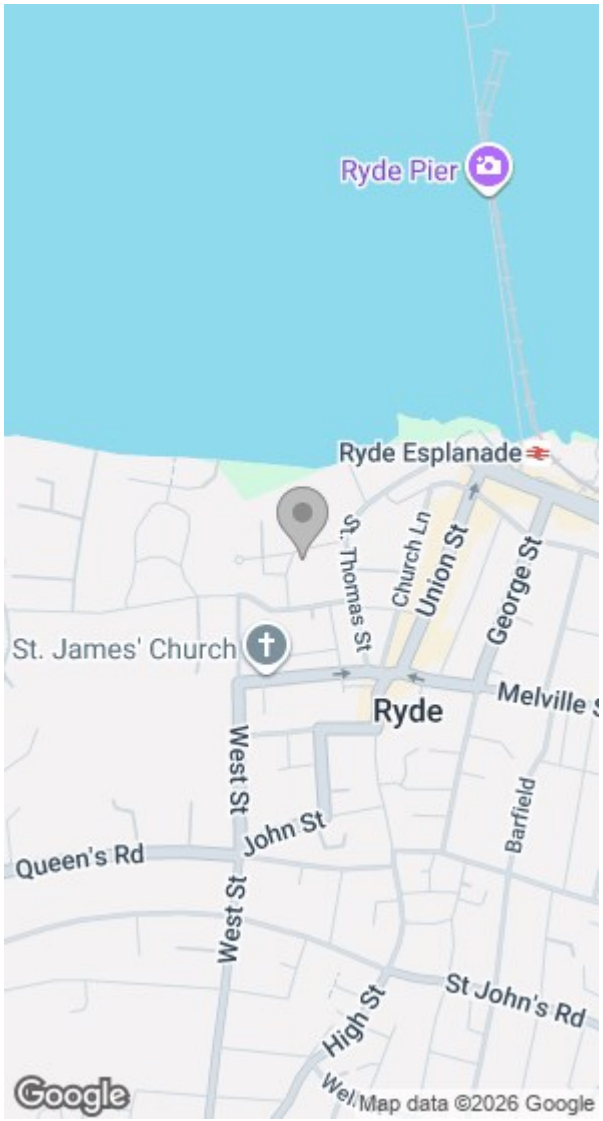
Approx Gross Internal Area
135 sq m / 1456 sq ft

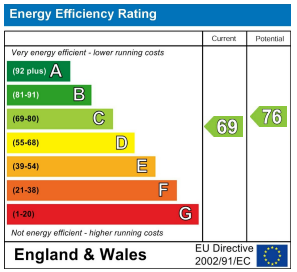


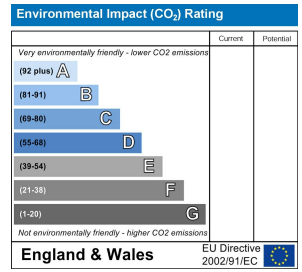
Ground Floor
Approx 75 sq m / 804 sq ft

First Floor
Approx 61 sq m / 652 sq ft

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.







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