Guide Price £175,000

45 GRASMERE AVENUE, APPLEY, RYDE, PO33 1NU

Seafields

IMPRESSIVE MAISONETTE IN QUIET APPLEY LOCATION!

An impressive GROUND FLOOR residence with own private entrance, ideally situated in a quiet cul-de-sac on the outskirts of town and a stroll away from the golden sands of Ryde. Beautifully presented in neutral decor throughout, this well maintained home is READY TO MOVE INTO. The accommodation comprises 2 BEDROOMS, a modern fitted kitchen, sitting room, bright sun room, and a private SOUTH FACING GARDEN, perfect for relaxing or entertaining. Further benefits include DOUBLE GLAZING throughout, a private entrance with no communal areas, and a GARAGE en bloc. Ideally positioned just minutes from Ryde's sandy beaches, mainland transport links, town centre amenities, and a variety of popular cafes and restaurants, the property offers both convenience and an enviable coastal lifestyle. Offered to the market CHAIN FREE, this delightful maisonette represents an excellent opportunity for first time buyers, those looking to downsize for retirement, or investors seeking a desirable addition to their portfolio.

ACCOMMODATION:
PVC front door with obscured glass entering to:

PORCH:
Entrance porch with wood effect floor and storage cupboard housing electric fuse box. Ceiling light. Door to:

SITTING ROOM:
A newly carpeted sitting room with large double glazed window to front providing ample natural light. Ceiling and wall lights x 2. Electric heater. Sliding glazed doors to:

HALLWAY:
A carpeted hallway with doors to all rooms. Large storage cupboard and another cupboard housing hot water cylinder. Ceiling light. Archway to:

KITCHEN:
A fitted kitchen with white cabinetry, modern worktops and metro tiled splashbacks. Chrome sink and drainer. Space for fridge/freezer, washing machine or dishwasher and cooker. Strip ceiling lighting. Tiled flooring. Electric heater. Extractor. Door to:

SUN ROOM:
A bright and useful space with tiled flooring. Space and plumbing for washing machine. Wall light. Door to garden.

BEDROOM 1:
A spacious carpeted double bedroom with double glazed window to front aspect. Ceiling light. Electric heater.

BEDROOM 2:
A second carpeted bedroom with window to rear and French doors leading to garden. Ceiling light. Electric heater.

SHOWER ROOM:
A fully tiled suite comprising walk in corner shower with rainfall and handheld attachments, wash hand basin with chrome mixer tap and w.c. Obscured double glazed window to rear. Heated towel rail. Extractor.

GARDEN:
A low maintenance private south facing garden, with plant and shrub borders - the perfect spot for al fresco dining and relaxing. The space benefits from a shed with power and plumbing/space for a washing machine. Greenhouse.

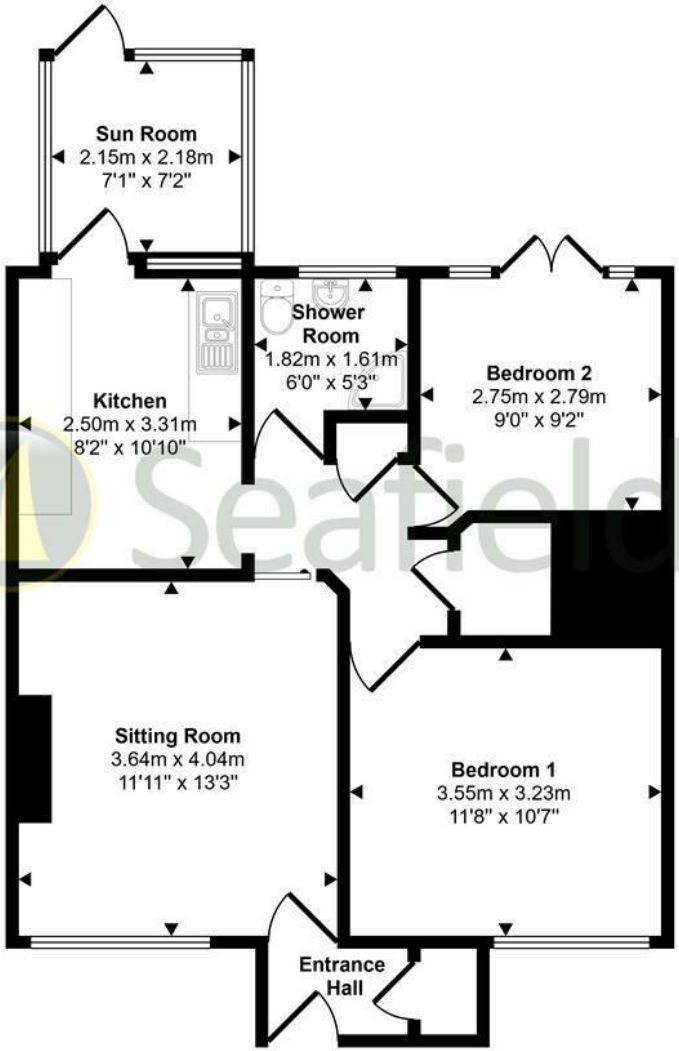
GARAGE:
A garage (en bloc) with up and over door.

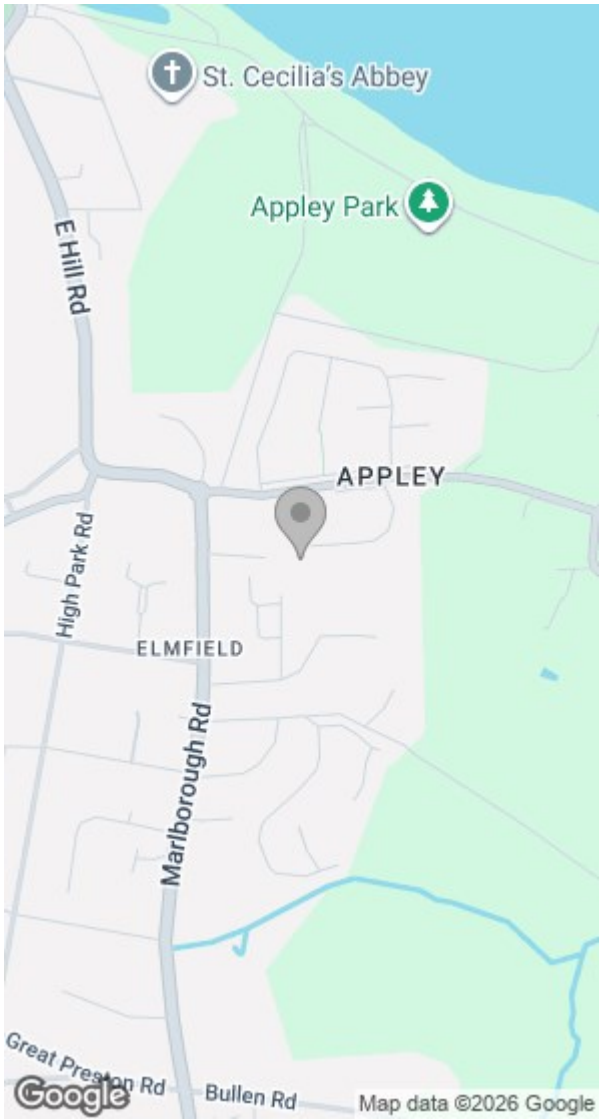
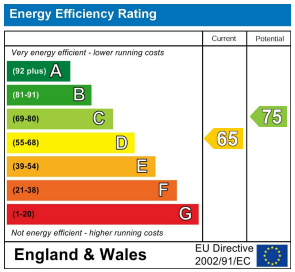
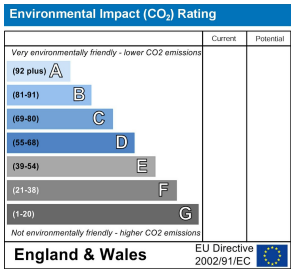
TENURE:
Leasehold: 999 Yrs From 2015 = 988 Yrs Remaining
Share of Freehold: 50/50
Ground Rent: £0

OTHER PROPERTY FACTS:
Conservation Area: No
Flood Risk: Very Low
Council Tax Band: B
EPC Rating: D
Seller's situation: No Onward Chain

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
62 sq m / 667 sq ft



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.