



Guide Price £215,000
TENNIS COTTAGE, 16B CHURCH LANE, RYDE, PO33 2NB



TUCKED AWAY YET IN A CENTRAL TOWN LOCATION!

So conveniently situation opposite Ryde Mead Tennis Club and easy walking distance to the host of town amenities, lovely sandy beaches and Island/mainland travel links, **TENNIS COTTAGE** is a well proportioned **TWO BEDROOM** freehold modern cottage built circa 2000. As you enter from Church Lane, you are welcomed by a well proportioned sitting room which leads to a modern kitchen/diner including integrated oven, hob and extractor. On the first floor, there is a double bedroom which offers **VIEW**s over the Tennis Courts and **SEA** glimpses plus a second bedroom, along with a modern white bathroom with shower over bath. Added benefits include, a **COURTYARD** space ideal for alfresco dining, and off road **PARKING**, as well as gas central heating and double glazing. Offered to the market as **CHAIN FREE**.

ACCOMMODATION:

Partially double glazed composite door leading to the sitting room.

SITTING ROOM:

A charming neutrally decorated reception room with window to front. Wood effect laminate flooring. Radiator. Wall lights x 2 and Wightfibre point. Understairs cupboard with power and light. Stairs to first floor. Door to:

KITCHEN:

Modern kitchen comprising range of white gloss base and eye level units with smart grey splashback and contrasting worktops. Vinyl flooring. Combination boiler. Electric hob, oven and extractor. Stainless steal sink with mixer tap. Space and plumbing for washing machine. Back door and window to the rear courtyard.

FIRST FLOOR LANDING:

Carpeted with doors leading to:

BEDROOM 1:

Large carpeted double bedroom with 2 windows offering views over the tennis courts and towards The Solent. Radiator. Neutral decor.

BEDROOM 2:

Single carpeted bedroom with window to the rear. Radiator. Neutral decor.

BATHROOM:

White bathroom suite comprising bath with shower over, low level w.c., and vanity unit with basin plus mirrored cabinet. Frosted window to rear. Vinyl flooring. Radiator.

COURTYARD GARDEN:

The property benefits from a paved courtyard with gate to the rear.

PARKING:

Immediately to the right of the property is hardstanding for two cars.

TENURE:

Freehold

OTHER PROPERTY FACTS:

Listed Building: No

Conservation Area: Yes

Council Tax Band: B

EPC Rating: C

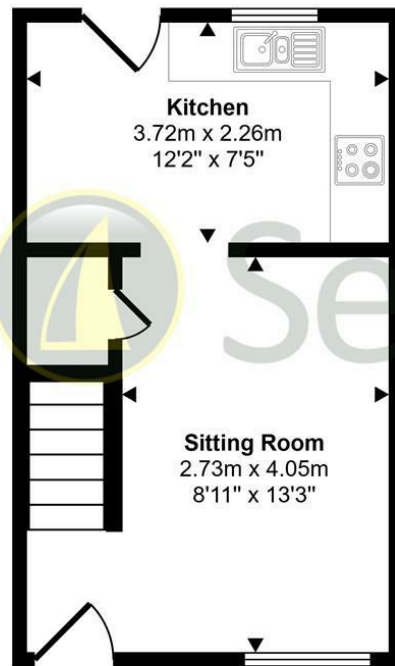
Flood Risk: Very Low

Sellers' Situation: Chain Free

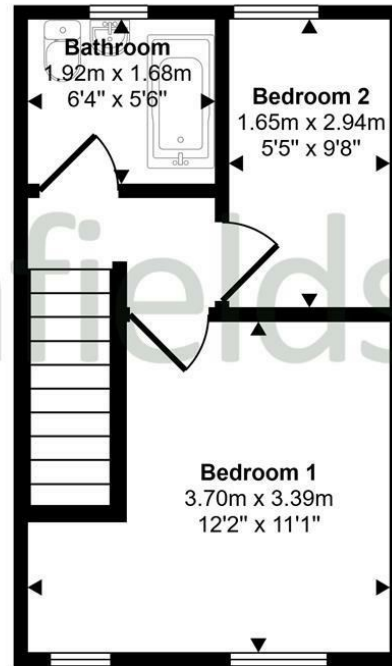
DISCLAIMER:

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
48 sq m / 517 sq ft

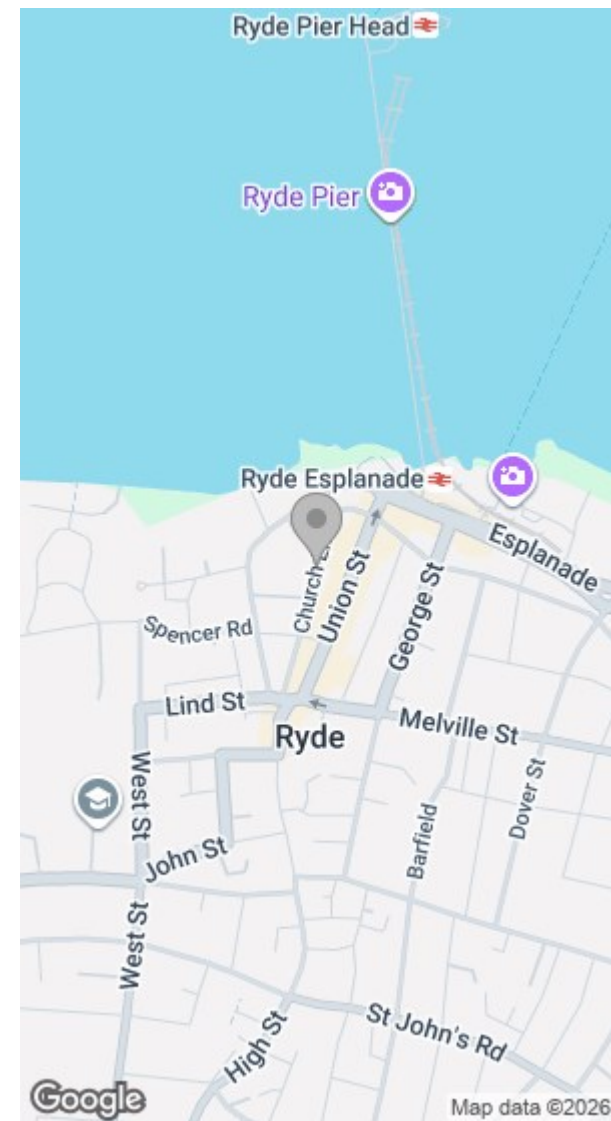


Ground Floor
Approx 24 sq m / 259 sq ft



First Floor
Approx 24 sq m / 258 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

