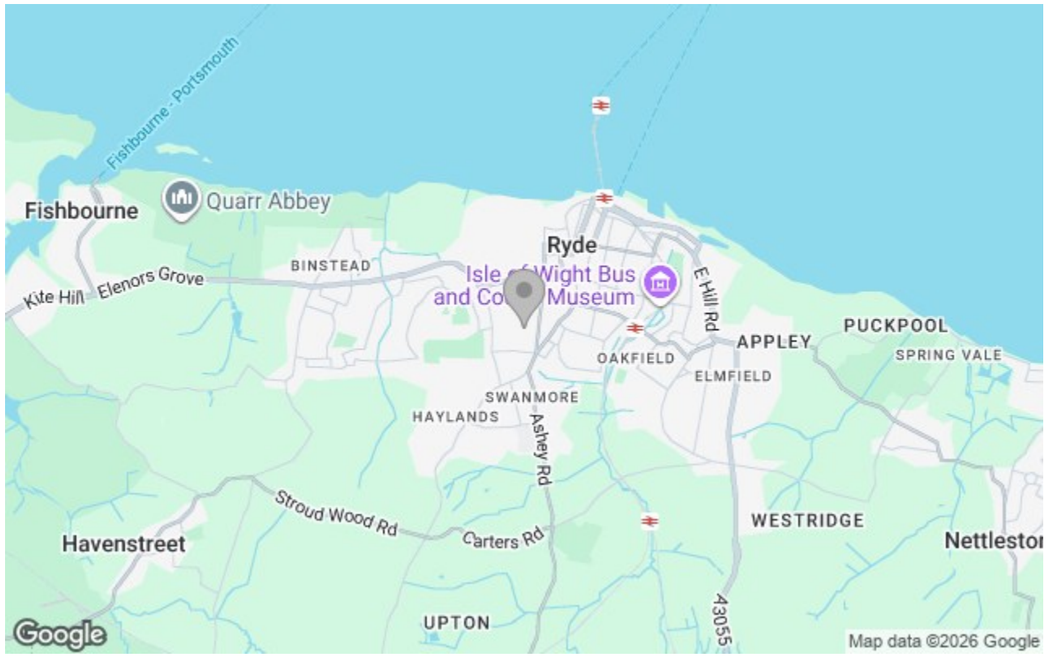


Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.

01983 811811

ryde@foxproperty.co.uk

Fox & home

182 High Street

Ryde

PO33 2PN

rightmove



21 Adelaide Place

Ryde, PO33 3DJ

£300,000

Located in a popular, sought after road close to town, this three bedroom semi-detached home offers good sizeable accommodation plus a large garden. The property benefits from gas central heating, double glazing, a garage plus a recently added extension which has provided a new hub to the home. Close to schools for all ages. We welcome offers in excess of £300,000.

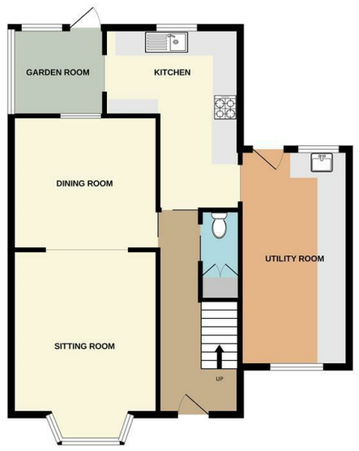
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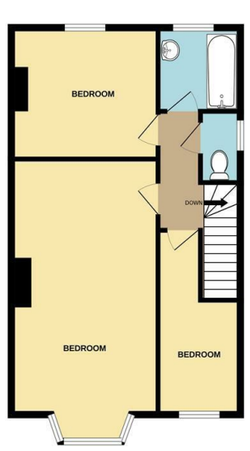








GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.

TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The agents have not tested any apparatus, equipment, fittings or services. and room measurements are given for guidance purposes only.

Part glazed door to:

Reception Area:
With stairs leading off to the first floor. Built-in cupboard. Doors to various rooms.

Cloakroom:
Combined two-in-one wash hand basin and low level WC. Access to the understairs cupboard.

Dining Area: 12'0" into recesses x 10'0" (3.66m into recesses x 3.05m)
Plenty of space for the family table and chairs. UPVC double glazed window to the rear. Radiator. Direct access to:

Living Room: 15'0" into bay x 12'6" into recesses (4.57m into bay x 3.81m into recesses)
A light room with coal effect gas fire with surround and hearth. UPVC double glazed bay window to the front. Radiator.

Kitchen: 14'10" x 9'9" (4.52m x 2.97m)
White fronted base and drawer units with wood work surfaces. 1 & 1/2 bowl sink unit. Tiled splashbacks. Integral appliances include: gas hob with oven under and a concealed tall fridge freezer. Recessed down lighters. UPVC double glazed window overlooking the rear garden. Radiator. Access to the garden and breakfast rooms.

Garden Room:
Part-brick, part-glazed room with opaque roof. UPVC double glazed windows to the side and rear. UPVC double glazed door to the garden.

Breakfast Room: 17'7" x 8'10" (5.36m x 2.69m)
A superbly proportioned recent extension to the home with UPVC double glazed windows to the front and rear. Double glazed door to the rear garden. Two radiators. Wood work surface with inset sink unit. Space and plumbing for a washing machine, tumble dryer and dish washer. Plenty of space for a table and chairs, making this and the kitchen a great family hub.

First Floor

Landing:
Access to the loft. Doors to:

Bedroom One: 15'0" x 9'8" (4.57m x 2.95m)
Double bedroom with UPVC double glazed bay window (with shutters) to the front. Built-in wardrobe. Radiator.

Bedroom Two: 11'7" x 9'7" (3.53m x 2.92m)
Double bedroom with UPVC double glazed window (with shutters) overlooking the rear garden. Built-in wardrobes. Radiator.

Bedroom Three: 9'3" x 7'7" max (2.82m x 2.31m max)
An L shaped room with four large shelves providing great storage. UPVC double glazed window to the front. Radiator.

Bathroom:
White suite comprising: bath with Mira shower over and vanity wash hand basin. Mirror fronted cabinet. Tiled surrounds. Heated towel rail. Obscured UPVC double glazed window.

Separate WC:
Low level WC.

Outside

Garden:
Lawned front garden with side access to the rear garden which has a large patio area (perfect for barbeques/entertaining) with the rest being laid to lawn. Pedestrian access door to the garage.

Garage:
With driveway.

Tenure: Freehold
EPC: E
Council Tax Band C

Sell with Fox & home

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