



Guide Price £275,000  
12B WATERLOO CRESCENT, RYDE, PO33 3QP



## WELL PROPORTIONED HOME OVER-LOOKING THE GREEN

A great opportunity to acquire this **DETACHED BUNGALOW** with well maintained accommodation comprising a light and airy sitting room with dining area leading through double obscure glass doors to a bright, modern kitchen which in turn leads to the outside terrace/lawn via sliding doors. There are also **2 DOUBLE BEDROOMS** plus white bathroom suite. Added benefits include **GAS CENTRAL HEATING**, double glazing throughout, enclosed **REAR GARDEN** in an elevated position, giving views across local woodland, paved **DRIVEWAY** and **GARAGE**. Conveniently situated a short drive away from local amenities. Ryde town, mainland ferry links and beaches, we would highly recommend a viewing. Offered with **NO CHAIN**.

### **ACCOMMODATION:**

Front door leading to:

### **ENTRANCE HALL:**

Welcoming entrance hall with laminate flooring. Radiator. Door to:

### **SITTING ROOM:**

Bright sitting room with large bay window to front and further 2 double glazed windows to the side. Wood effect laminate flooring. Radiator. Obscure glass double doors leading to Kitchen:

### **KITCHEN:**

Excellent range of cream kitchen cupboard and drawer units with wood effect laminate work top. Inset sink and drainer. Breakfast bar. Integrated gas hob and Lamona electric oven. Space and plumbing for fridge/freezer and washing machine. Wood effect laminate flooring. Radiator.

### **BEDROOM 2:**

Light and airy double bedroom. Carpet to flooring, Radiator.

### **INNER HALLWAY:**

Fitted utility cupboard. Wood effect laminate flooring. Access to loft hatch. Separate doors leading to Bathroom and Bedroom 1.

### **BEDROOM 1:**

Double bedroom. Double glazed window over-looking rear garden. Carpet to flooring. Radiator.

### **BATHROOM:**

White bathroom suite comprising of bath with shower screen, extended shower hose, hand basin and mixer taps, w.c. Obscure double glazed window. Radiator

### **GARDEN:**

Lovely laid lawn and mature shrubs to front of the property. Outside deck leading to an elevated terrace with views across local woodland and Binstead. Lawned area to enclosed rear garden. Path to the side of the house leading to front.

### **DRIVEWAY AND GARAGE:**

Providing off street parking on drive as well as in front of the property. A good size single garage with access to roof space. Electric power. Wall mounted electric heater.

### **COUNCIL TAX:**

Band C

### **OTHER PROPERTY FACTS:**

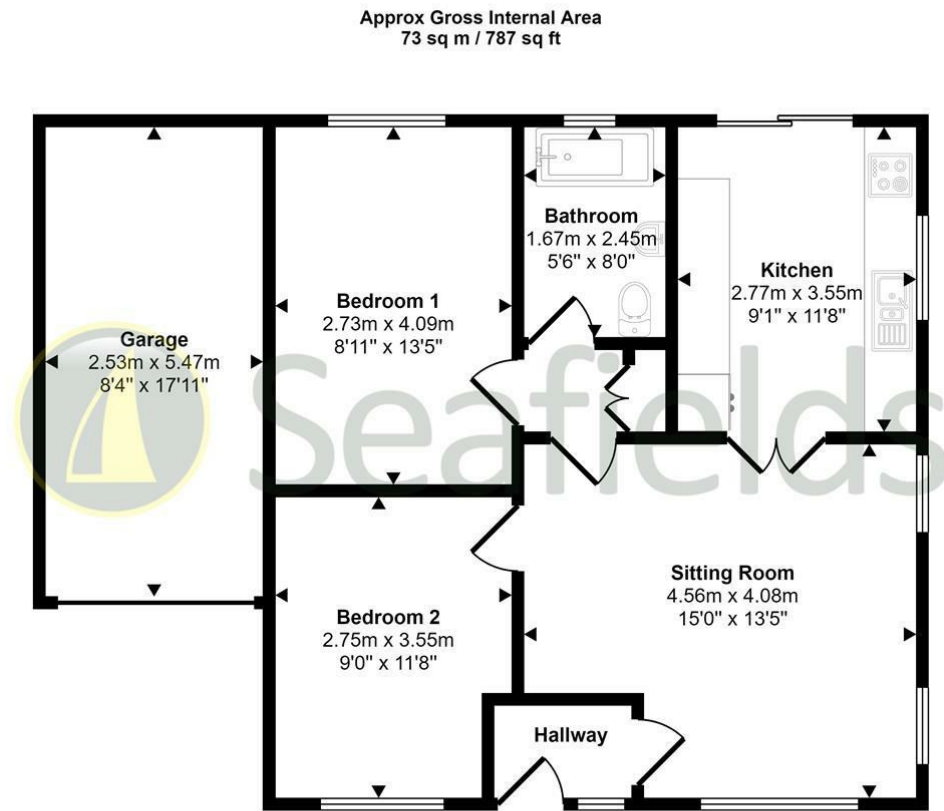
Tenure: Freehold

Sellers situation: Chain Free

EPC: Rating: D (68)

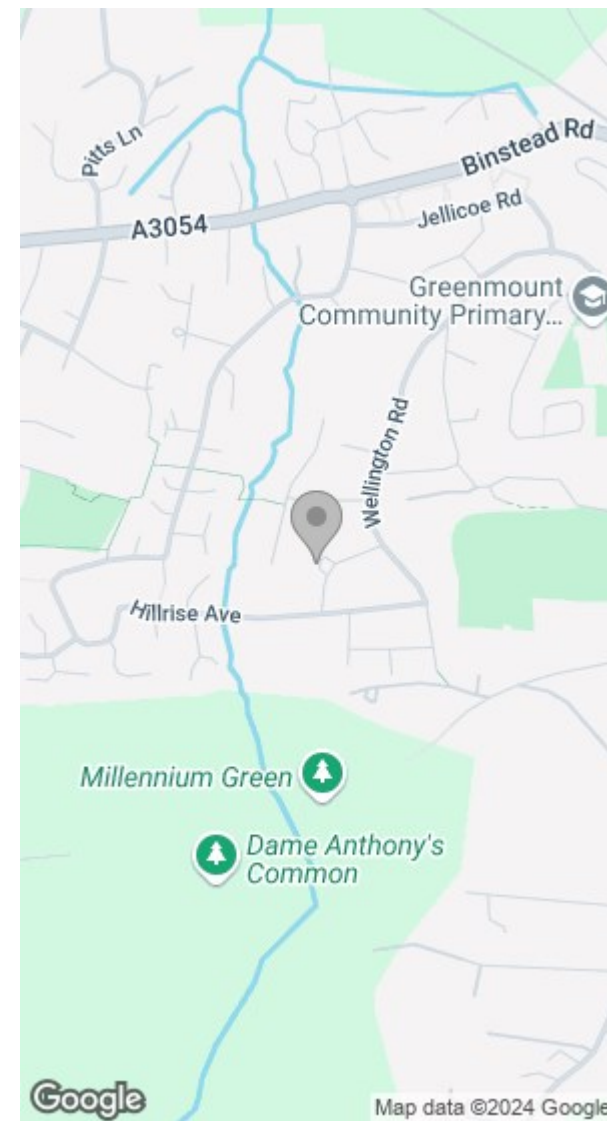
### **DISCLAIMER:**

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.



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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

