



Guide Price £315,000
3 GASSIOT CLOSE, RYDE, ISLE OF WIGHT, PO33 1GA



FOR THOSE SEEKING PEACE, PRIVACY AND CONVENIENCE!

A superb opportunity within the desirable Gassiot Close on the outskirts of Ryde, close to local stores and the bus route, plus a pleasant stroll away from the beautiful sandy beaches. Offering an impeccable interior, this **DETACHED HOME** comprises surprisingly spacious and noticeably bright accommodation throughout. A large entrance hall leads to a downstairs w.c. plus an impressive sitting room with open aspect into the stylish kitchen/diner. There are **3 BEDROOMS** (one on the ground floor) plus an en suite shower room and family bathroom. Externally, there is a west-facing, very private enclosed low maintenance **REAR GARDEN** - the perfect spot to enjoy al fresco dining or simply unwind after a long day. Added benefits include **GAS CENTRAL HEATING**, first floor air conditioning, double glazing throughout plus a deep **DRIVEWAY**. An easy walk or short drive leads to both Seaview village and Ryde town (with its host of amenities and mainland passenger ferry links). The property has an excellent holiday letting record and is being offered as **CHAIN FREE**.

ACCOMMODATION:

Entrance door into:

HALLWAY:

Superbly spacious and welcoming hall with double glazed window to front. Radiator. Cloaks cupboard. Vinyl wood effect flooring (which flows through to the sitting room and kitchen/diner) with carpeted stairs to first floor. Doors to:

SITTING ROOM:

Double opening doors from the hall leading to a lovely open plan arrangement of sitting room and kitchen/diner. A well proportioned sitting room with double glazed sliding doors to rear garden. Radiator. Wide opening to:

KITCHEN/DINER:

Bright and airy modern dual aspect kitchen/diner with double glazed windows to side and rear. Modern fitted range range of matching cupboard and drawer units with work surfaces over with tiled splash back and 1.5 bowl inset sink unit. Integral appliances including gas hob and electric oven, tall fridge/freezer, slimline dishwasher and washing machine. Radiator. Recessed down lighters. Space for dining table and chairs.

CLOAKROOM/WC:

Spacious room comprising white suite of w.c. and wash hand basin. Wall mounted 'Vaillant' gas boiler. Vinyl flooring. Heated towel rail. Extractor. Recessed down lighters.

BEDROOM 3:

Ground floor double bedroom (or study) with double glazed bow window to front. Radiator. Fitted shelving. Continuation of vinyl flooring.

FIRST FLOOR LANDING:

Carpeted landing with radiator. Access to loft space.

BEDROOM 1:

Good sized carpeted double bedroom with large double glazed dormer window to front with inset lighting over. Radiator. Air conditioning unit. Door to:

EN SUITE SHOWER:

Comprising quality suite of large shower cubicle; w.c. and pedestal wash hand basin with tiled splashbacks and fitted mirror over. Recessed down lighters. Heated towel rail. Extractor fan. Vinyl flooring.

BEDROOM 2:

Another large carpeted double bedroom with 2 deep Velux windows over-looking rear garden. Radiator. Air conditioning unit.

BATHROOM:

Smart white bathroom suite comprising bath with hand-held mixer shower attachment plus pedestal wash hand basin with wall mounted mirror fronted cabinet. Tiled wall surrounds. Low flush w.c. Heated towel rail. Vinyl flooring. Extractor fan. Recessed lighting.

GARDEN:

An enclosed easy to maintain west-facing garden comprising Patio, faux lawn, assorted trees, shrub border, side shed, gated acc to front.

PARKING:

There is a deep parking bay to the side of No. 3.

TENURE:

Freehold.

OTHER PROPERTY FACTS:

Council Tax Band: Currently business rates but advisory Band D.

EPC Rating: C (78)

Conservation Area: No

Flood Risk: None

Sellers' Situation: No Chain

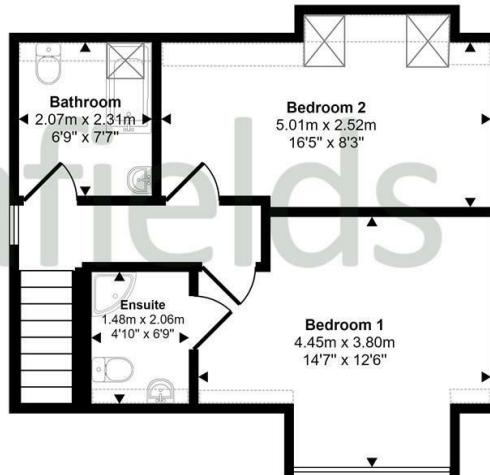
DISCLAIMER:

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
96 sq m / 1030 sq ft



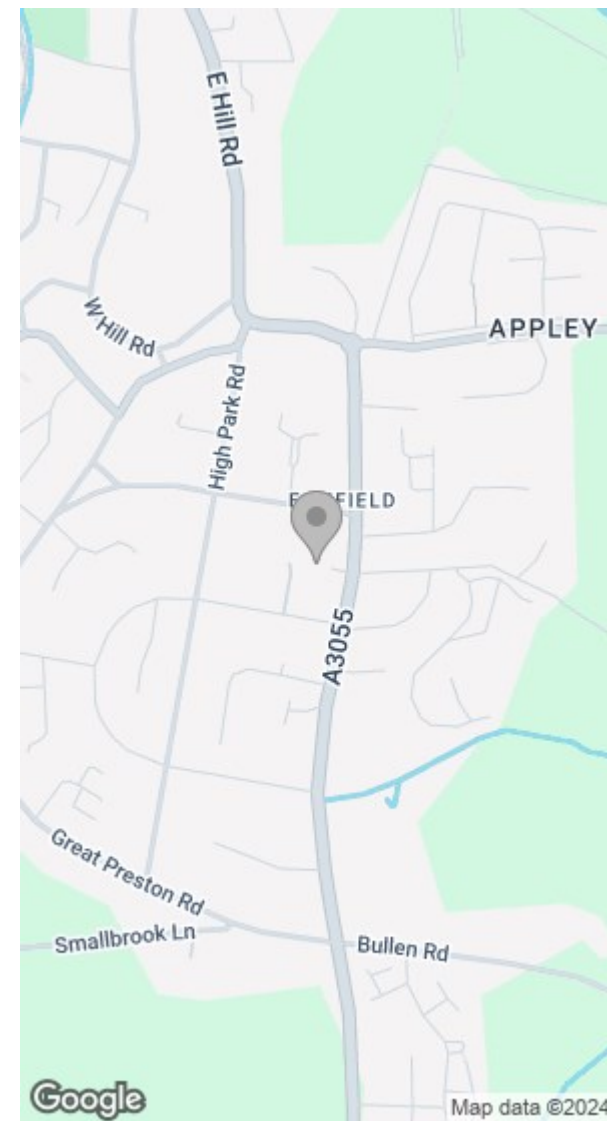
Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 43 sq m / 461 sq ft

Denotes head height below 1.5m

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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

