

Bettesworth Road Ryde, PO33 3EJ

£280,000



This well presented 3 bedroom semi-detached house is located in the popular town of Ryde in walking distance to local schools, shops & transport links. The property consists of a modern-fitted kitchen/diner, downstairs WC & a good-sized living room with french doors leading on to the garden & patio area. On the first floor you have two good-sized double bedrooms, master bedroom with en-suite, family bathroom & boiler cupboard. This Modern property also boasts side access, two allocated parking spaces, double glazed windows and gas central heating.

3 BEDROOMS

ALLOCATED PARKING & VISITOR SPACE

WALKING DISTANCE TO LOCAL SCHOOLS &  
SHOPS

SEMI-DETACHED HOUSE

EN-SUITE

EASILY MAINTAINABLE GARDEN



# ROOMS

## Entrance Hall

### Kitchen/Diner 11' 2" x 10' 6" (3.4m x 3.2m)

Lino flooring. Modern-fitted kitchen/diner with gas hob and fan oven.

### Downstairs WC 6' 11" x 2' 7" (2.1m x 0.8m)

Toilet & sink. Radiator to side aspect.

### Living room 11' 6" x 17' 9" (3.5m x 5.4m)

Light & airy living room. Carpet flooring. Double glazed windows to rear aspect & double glazed french doors. Radiator.

### Bedroom 1 11' 2" x 10' 6" (3.4m x 3.2m)

Double bedroom with carpet flooring. Two double glazed windows to front aspect. Radiator.

### Bedroom 2 10' 10" x 9' 6" (3.3m x 2.9m)

Carpet flooring. Double glazed window to rear aspect. Radiator.

### Bedroom 3 13' 1" x 7' 7" (4.0m x 2.3m)

Carpet flooring. Double glazed windows to rear aspect. Radiator.

### Family Bathroom 8' 6" x 6' 7" (2.6m x 2.0m)

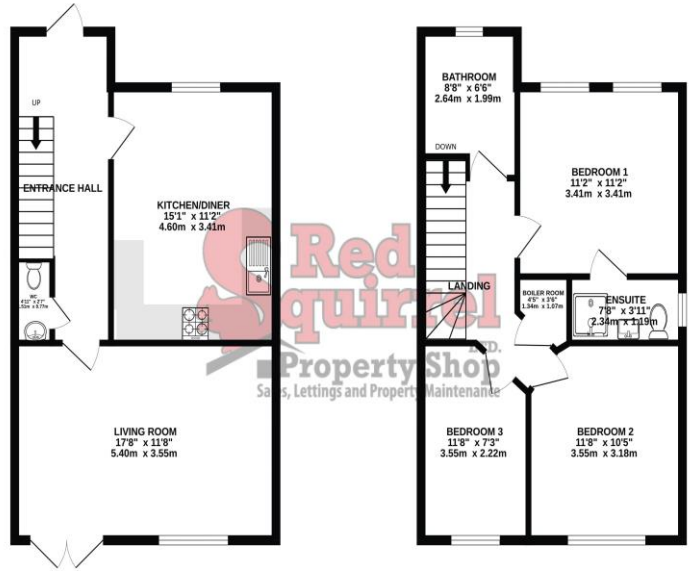
Bath with over head shower. Sink & WC. Double glazed frosted window to front aspect. Radiator.

### En-suite 3' 11" x 7' 7" (1.2m x 2.3m)

Shower. Sink & WC. Double glazed frosted window to side aspect.

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, 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.  
Made with Metropix 10023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>83</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

