

6 St Peters Court, Havenstreet, Ryde, Isle of Wight, PO33 4AD

Asking Price £365,000

EPC Rating: B Council Tax Band: D

ELLIOTT
LINCOLN
ESTATE AGENTS & ASSOCIATES

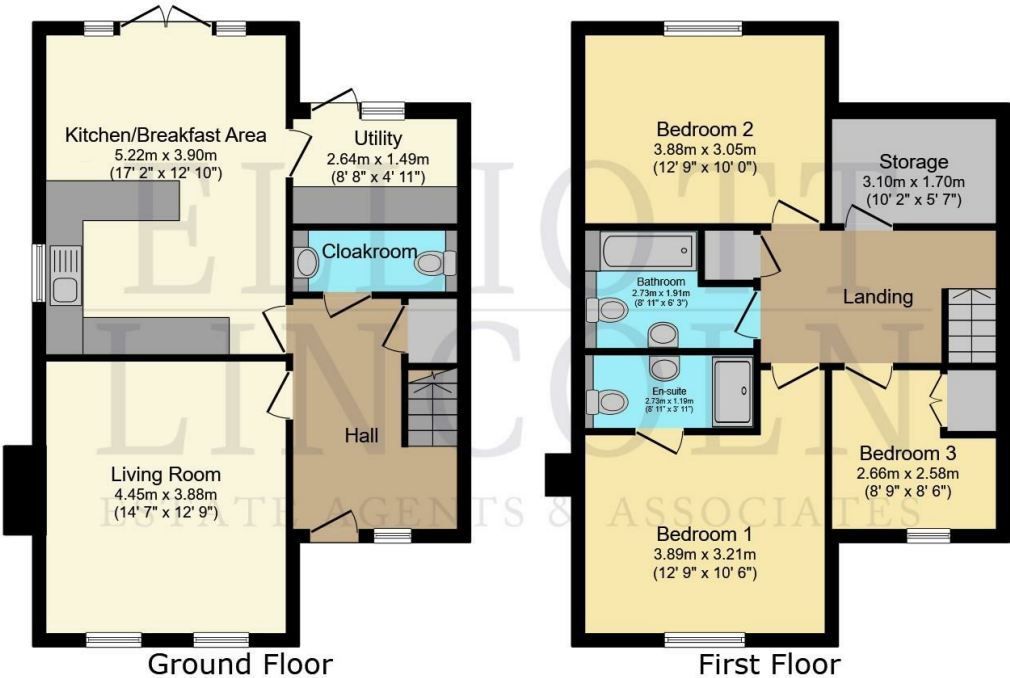
Reassuringly familiar, refreshingly new



Unexpectedly re-available due to a change in the previous buyers' circumstances, this beautifully maintained three-bedroom semi-detached home was built in 2017 and offers approximately 1,201 sq ft (111.5 sq m) of well-planned accommodation in a tucked-away Havenstreet setting. The impressive 17'2" kitchen/dining room features integrated appliances and French doors opening onto the enclosed landscaped garden, complemented by a dual-aspect living room, separate utility and downstairs WC. Upstairs are a principal bedroom with built-in wardrobes and en-suite, two further bedrooms, a family bathroom and exceptional storage. Further benefits include an EPC B rating, gas central heating, double glazing and driveway parking for two vehicles.

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Total floor area: 111.5 sq.m. (1,201 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	