



- No Onward Chain
- Cosy Lounge
- Well Placed for Local Buses, School & Park
- D/glazing & Gas C/heating
- Classic Victorian Semi Detached House
- 42ft Rear Garden with Garden Store(see notes)
- Nicely Presented Interior
- Comfortable 2 Double Bedroom Accommodation
- Separate Dining Room
- Just 5 Minute Drive to Town Centre

60 Upton Road, Ryde, PO33 3JL

**£189,950**

This Victorian semi detached house is a classic example in every sense. From the sand brick detailing of the facade to the two bedroom - 2 reception internal layout, this home is sure not to disappoint. Having a cosy lounge plus a separate dining room just off the kitchen makes for comfortable living. There are two double bedrooms to choose from and the kitchen is seamlessly connected to the garden and the handy garden store (in need of improving). The garden extends to some 42ft in length which should be sufficiently sized for those with children and/or pets. The interior is nicely presented and there is enough scope to to personalise should you hanker for more of a bespoke home. It is within walking for most to Ryde's newest junior school, buses are just around the corner and a recreation park just as close by. The town centre is the briefest of drives from this suburban position where you will find one of the most exciting selections of retail shops and services found anywhere on the Island. This coastal town of Ryde is also well known for its wonderful beaches and iconic pier. The highspeed passenger connections to mainland Portsmouth and Southsea found along the Esplanade facilitate extended shopping and commuting possibilities.



# Accommodation

## Entrance Lobby

## Lounge

11'7" max x 10'5" (3.53m max x 3.18m)

## Dining Room

11'7" max x 10'2" (3.53m max x 3.10m)

## Built-in Storage

## Kitchen

10'6" x 6'8" (3.20m x 2.03m)

## Bathroom

5'11" x 5'10" (1.80m x 1.78m)

## Landing

## Bedroom 1

11'7" x 10'6" plus wardrobes (3.53m x 3.20m plus wardrobes)

## Bedroom 2

11'8" max x 10'1" (3.56m max x 3.07m)

## Gardens

The walled frontage is laid to grass. A paved pathway leads to the rear garden access. This is enclosed by fences/wall boundaries and is laid to lawn. A paved patio sits off the rear of the property. The garden measures some 42ft in length. Garden tap.

## Garden Store

12'0" x 5'9" (3.66m x 1.75m)

A brick built store under a slate roof. Power, lighting and wash basin. In need of repair.

## Tenure

Freehold



**Council Tax  
Band B**

**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Note**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....