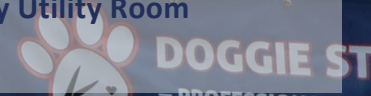




- Charming Semi Detached House
- Flexibly Arranged Three Storey Layout
- Comfortable 3 Bedroom- 1 En Suite Accommodation
- Cosy Lounge Opening in to Garden
- Parking for Three Cars
- Modern Kitchen/Diner
- Manageable Courtyard Gardens
- Well Placed for Buses & Local School
- Family Bathroom & Handy Utility Room
- D/Glazing & Gas C/Heating

53 Upton Road, Ryde, Isle Of Wight, PO33 3HR

£255,000



The smooth grey rendered elevations of this charming semi detached house offer a contemporary feel to its appearance. This striking property has flexibly arranged three storey accommodation offering three comfortable bedrooms with the principal having an en suite shower room. Some of this 'flexibility' is apparent on the ground floor where you have a bedroom and an adjacent bathroom and so ideal for an older relative or in this case an easily accessed room from where to run a business. Reception rooms on two floors offer an ideal separation if you have older children or need a quiet space away from the television perhaps. The lower ground floor includes a modern kitchen/diner, a utility room and the second reception room which seamlessly connects to the rear courtyard garden. This pretty garden has been sensibly hard landscaped to keep maintenance to minimum and offer all year round space to sit and enjoy. A gravel driveway to the side of the house has spaces for up to three vehicles and double gates open on to space for a fourth within the frontage. The property is situated in the Haylands suburb of Ryde to the south side of the town. This leaves the house just a 5 minute drive from the town centre and well within walking distance to the local school, shop, bus route and recreation park. There are also various accesses to the Island's extensive network of footpaths and bridleways so you can escape to the countryside for leisurely walks and bicycle rides when the mood takes you. Ryde is well known for it's wonderful beaches, iconic pier and by having speedy passenger connections to the mainland. The town centre has a selection of retail shops and services which are largely unrivalled across the island.



Accommodation

Entrance Hall

Sitting Room

13'4" max x 10'0" (4.06m max x 3.05m)

Bathroom

7'4" x 5'6" (2.24m x 1.68m)

Bedroom

11'8" x 7'5" (3.56m x 2.26m)

Lower Ground Floor

Kitchen/Diner

12'6" x 10'6" (3.81m x 3.20m)

Utility Room

13'11" x 2'9" average (4.24m x 0.84m average)

Lounge

12'7" x 9'6" (3.84m x 2.90m)

1st Floor Landing

Bedroom

12'5" plus wardrobe x 11'8" max (3.78m plus wardrobe x 3.56m max)

Loft Hatch

En-Suite

6'7" max x 5'7" max (2.01m max x 1.70m max)

'L' Shaped

Bedroom

13'6" max to recess x 9'11" (4.11m max to recess x 3.02m)

Loft Hatch

Gardens

Double gates open onto the frontage. It is hard landscaped and accommodates 3x storage sheds although offers scope to landscape. A rear gated access leads to the rear courtyard garden. This has been tastefully laid to paving and is fully enclosed by fence boundaries. An arbour sits to one corner attracting the Sun late into the day. Garden taps to front and rear.

Parking

The gravel driveway offers spaces for up to 3 vehicles. Shared access with adjoining property.



Flood Risk
Very Low Risk

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

Broadband Availability
Openreach & Wightfibre networks. Ultrafast fibre available.

Construction Type
Standard construction.

Tenure
Freehold

Council Tax
Band C

Services
Unconfirmed gas, electric, mains water, drainage & broadband.

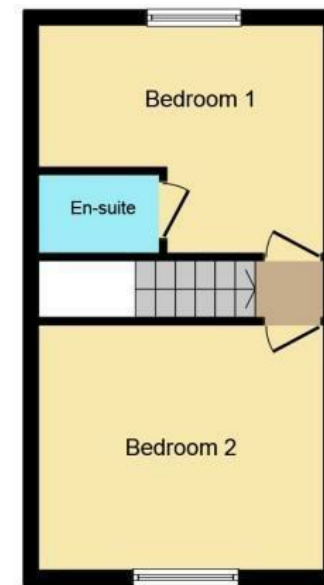
Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be 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.



Lower Ground Floor

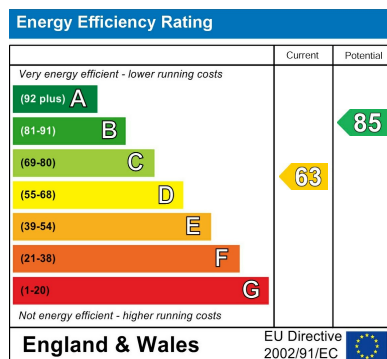


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

Viewing: Date Time