



- 1990's Built Semi Detached House
- Open Plan 16'5 Lounge/Diner
- Workshop & Garden Kitchen (see notes)
- Gas C/Heating & D/Glazing

- Comfortable 3 Bedroom Accommodation
- Double Glazed Conservatory
- Cloakroom W.c

- Parking for 4 Cars
- Peaceful Cul-de-Sac Position
- Well Placed for Local Amenities

2 Orchard Cottages Marlborough Close, Ryde, PO33 1AP

£285,000

This 1990's built semi detached house is situated in the popular Elmfield suburb of Ryde. The location's popularity is born from being home to one of the best consolidations of amenities outside of any town centre across the Island. These include having Appley Park on your doorstep, a tree-lined park offering a pleasant route down to its adjoining beach. There are two convenience stores, a post office, public house, petrol station and Elmfield is just down the road from one of the Island's largest supermarkets. 2 Orchard Cottages is tucked away in a peaceful cul-de-sac away from the main thoroughfare. The ground floor layout sees a generous lounge/diner flowing seamlessly into a double glazed conservatory and into the garden. The current owners are love to barbeque hence the garden kitchen built to the rear of the garden which includes a built in grill, oven saffire grill and bbq (all included in sale). The internal kitchen is to the front of the house and the cloakroom w.c sits off the entrance hall. Upstairs and there are three bedrooms to choose from and a bathroom for all to use. The brick paved driveway will accommodated up to 4 vehicles and there is further on-street parking in the close. The town centre is just a 5 minute drive from here as are Ryde's wonderful beaches. The extensive range of retail shops and services available in the town will no doubt be attractive and one only has to jump on one of the highspeed connections to the mainland for extended shopping options.



Accommodation

Porch

Entrance Hall

Cloakroom

Lounge/Diner

16'5" x 15'5" (5.00m x 4.70m)

Kitchen

9'7" x 8'10" (2.92m x 2.69m)

Conservatory

12'0" x 10'8" (3.66m x 3.25m)

Landing

Loft hatch & ladder

Bedroom 1

14'2" x 8'11" (4.32m x 2.72m)

Bedroom 2

11'11" x 9'0" (3.63m x 2.74m)

Bedroom 3

9'5" x 6'1" (2.87m x 1.85m)

Bathroom

6'2" x 6'0" (1.88m x 1.83m)

Gardens

A raised border to one side is filled with loose stone and exotic trees. A gated side access leads to the rear garden. This has been cleverly designed to provide the ideal environment for BBQ's and relaxing in the Sun. A Swim Spa (for sale separately) sits centrally in the garden with a retractable 5m awning for added privacy. A garden kitchen has been created under a pitched slate roof. It includes a BBQ, built in electric oven, electric grill and Saffire grill (all included in sale). The garden is laid to paving for ease of maintenance and fence boundaries enclose the garden. Recessed lighting along left boundary fence.

Workshop

15'0" x 11'7" (4.57m x 3.53m)

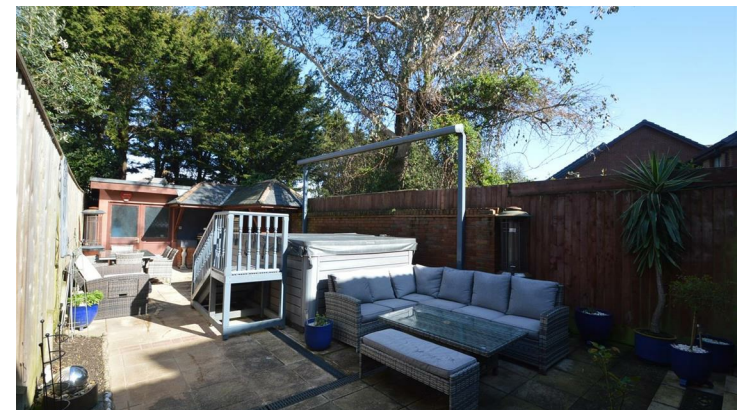
Solid block built construction with a flat roof. Power & lighting. Double doors.

Parking

The brick paved driveway offers spaces for up to 4 vehicles.

Council Tax

Band C



Tenure
Freehold

Mobile Coverage

Coverage includes EE, O2 & Vodaphone

Broadband Availability

Openreach and Wightfibre networks. Ultrafast fibre available.

Flood Risk

Very Low Risk

Construction Type

Standard Construction

Services

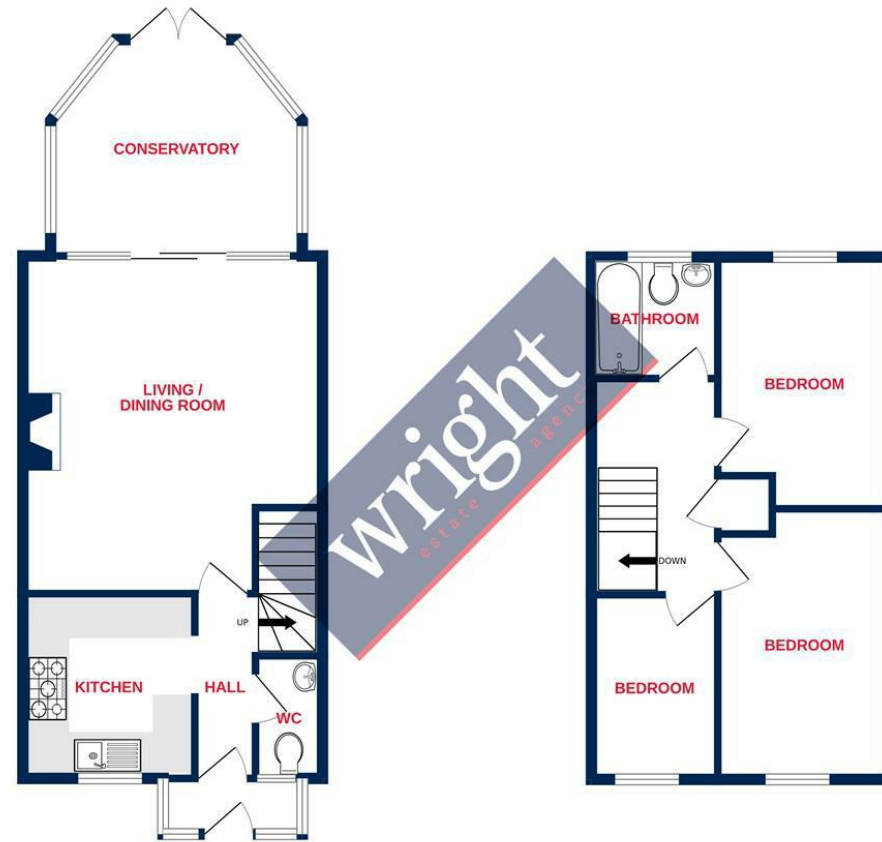
Unconfirmed gas, electric, mains water & drainage.

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.

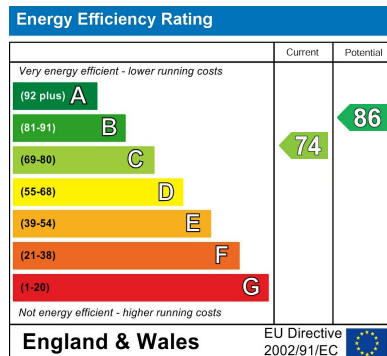
GROUND FLOOR
561 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropac C2024



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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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