



- No Onward Chain
- Comfortable 3 Bedroom Accommodation
- 16'0 Bay Window Lounge
- Utility Room & Cloakroom W.c
- Attractive Semi Detached House
- Generous 70ft Lawned Rear Garden
- Car Port & Driveway Parking
- Desirable Residential Location
- Exciting Opportunity to Modernise
- Separate Dining Room & Conservatory

39 Mayfield Road, Ryde, Isle Of Wight, PO33 3PR

**Offers In The Region Of £320,000**

Built circa 1940's, this classic semi detached house is situated in a well respected residential road. It is exceptionally well placed for local schools leaving only a short walk to both senior and junior schools. The house occupies a generous plot providing driveway parking and a car port to the front and a 70ft lawned garden to the rear. Although perfectly livable the interior now offers opportunity to modernise and upgrade to meet your personal requirements. The effort taken to create your bespoke home in this case will be well worthy of your endeavours . The ground floor layout includes a bay window lounge and a separate dining room flowing through to the adjoining conservatory and out into the sizeable garden. There is scope to remodel by opening the kitchen and dining room into a kitchen/diner, subject to all permissions, and there is a handy utility room off the kitchen. The cloakroom w.c. is off the rear lobby and therefore ideally placed when coming in from the garden. Upstairs, there are three bedrooms to choose from and a family bathroom. Storage options include a good size loft, under-stairs void and two garden sheds. Mayfield Road is to the westerly outer reaches of central Ryde and roughly a 10 to 15 minute walk from the town centre. Ryde is home to an interesting array of individual retail shops and services which is largely unrivaled across the Island. Buses regularly pass in nearby Binstead Road and Queen's Road whilst both the train station and the highspeed mainland passenger connections are found along Ryde's Esplanade. This popular coastal town is well known for its miles of sandy beaches, being part of the Coastal Path and of course its iconic pier. We feel sure that if you have the flair then this property has the location and the opportunity!



# Accommodation

## Entrance Hall

12'0" x 5'11" (3.66m x 1.80m)

## Understairs Storage

## Lounge

16'0" into bay x 11'5" max (4.88m into bay x 3.48m max)

## Kitchen

11'2" x 6'8" (3.40m x 2.03m)

## Dining Room

11'4" x 10'7" max (3.45m x 3.23m max)

## Conservatory

10'2" x 10'1" (3.10m x 3.07m)

## Rear Lobby

## Utility Room

7'11" x 6'7" (2.41m x 2.01m)

## Cloakroom W/C

## Landing

Loft access with pull down ladder.

## Bedroom 1

16'7" into bay x 11'5" max (5.05m into bay x 3.48m max)

## Bedroom 2

11'4" x 10'7" (3.45m x 3.23m)

## Bedroom 3

7'11" x 6'9" (2.41m x 2.06m)

## Bathroom

7'6" max x 5'11" max (2.29m max x 1.80m max)

## Built-in Cupboard Housing Boiler

## Car Port

21'2" x 9'5" (6.45m x 2.87m)

A cover space for a vehicle. Some repair is needed. Gate to rear garden.

## Driveway

Space for a second vehicle.

## Council Tax

Band C



**Gardens**

The walled frontage is largely laid to gravel with an ornamental tree and established shrubs bringing colour to the garden. A gated side access via the car port leads to the extensive rear garden. This is mostly laid to lawn and edged by continuous shrub filled borders. A cluster of fruit trees sit towards the rear of the garden. It measures some 70ft in length and enclosed by fence and wall boundaries. 2+ garden sheds. Log store. The paved patio sits off the conservatory and a concrete pathway extends the full length of the garden. Garden tap.

**Tenure**

Freehold

**Construction Type**

Standard Construction

**Flood Risk**

Medium Risk from Surface Water. Very Low Risk from River & Sea.

**Broadband Connectivity**

Openreach and Wightfibre networks available. Ultrafast fibre available.

**Mobile Coverage**

Coverage includes EE, O2, Three & Vodaphone.

**Services**

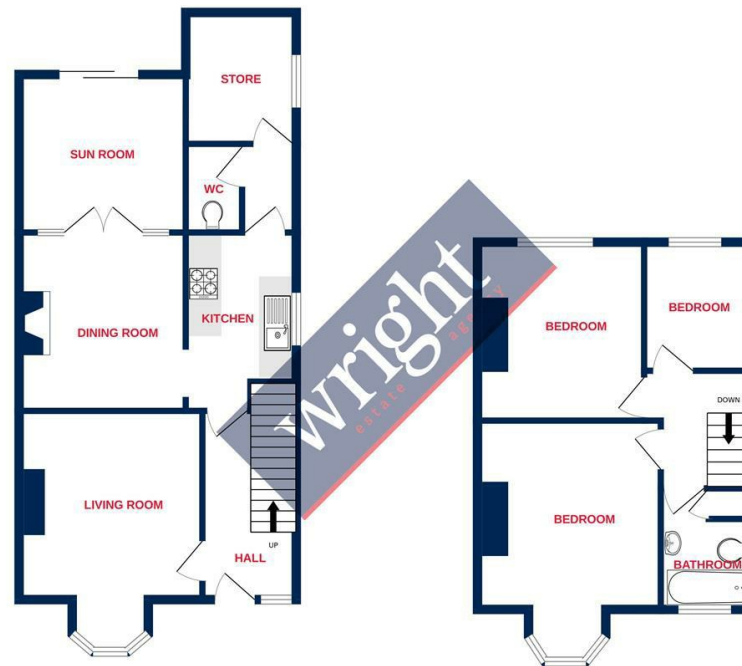
Unconfirmed gas, electric, mains water & drainage

**Agents Note**

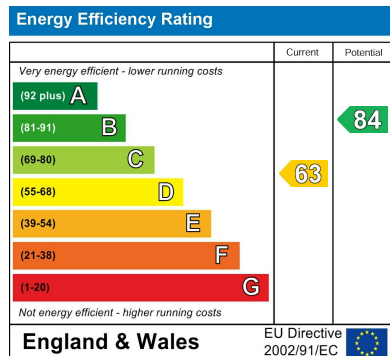
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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  
599 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description 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.  
Made with MetreX 10/2024



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.

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

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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