



- No Onward Chain
- New Carpets/Flooring
- West Facing Garden
- Brand NEW Interior (in progress)

- Currently Being Completely Renovated
- New Decor
- D/Glazing & Gas C/Heating

- Possible Choices At This Early Stage
- New Kitchen & Bathroom
- Well Placed for Local School

40 Ashley Road, Ryde, PO33 2UT

Offers In The Region Of £225,000

Early commitment to this property will give options of finish to the purchaser.....Welcome to this charming semi-detached house located in the delightful area of Ashe, Ryde. This property boasts a pleasant outlook and is surrounded by front and rear gardens, perfect for enjoying the outdoors. Step inside to discover a property with works underway for a brand new interior , which when completed, will offer a modern and fresh feel throughout. With one generous reception room, three cosy bedrooms, and a well-appointed kitchen, this house provides ample space for comfortable living. Built in the 1960s, this home combines the charm of a bygone era with the convenience of a newly renovated interior. Whether you're looking to relax in the garden or entertain guests in the reception room, this property offers a versatile space to make your own. Don't miss the opportunity to own this lovely semi-detached house in Ashe, Ryde. With its ideal location, new interior, and outdoor spaces, this property is ready to welcome you home.



Accommodation

Porch

5'6 x 3'11 (1.68m x 1.19m)

Lounge

15'4 max x 14'4 max (4.67m max x 4.37m max)

Kitchen/Diner

14'4 x 7'10 (4.37m x 2.39m)

Landing

Loft hatch

Bedroom 1

12'1 x 7'2 (3.68m x 2.18m)

Bedroom 2

10'5 x 7'2 (3.18m x 2.18m)

Bedroom 3

9'10 max x 6'8 max (3.00m max x 2.03m max)

Bathroom

6'7 x 5'4 (2.01m x 1.63m)

Gardens

The frontage is laid to lawn with a paved pathway to front door. Gated side access to rear garden. The west facing rear garden is mostly laid to lawn and fully enclosed by fence boundaries.

Council Tax

Band B

Tenure

Freehold

Construction Type

Standard Construction

Flood Risk

Very Low and Low Risk of Flooding

Broadband Availability

Openreach network. Ultrafast fibre available.

Mobile Coverage

Coverage includes EE, O2 & Vodafone

Garage- For sale Separately

En bloc garage adjacent to property can be purchased via separate negotiation.

NB: Current Work in Progress

This property is currently undergoing a comprehensive range of improvements to the interior. These will include decor, plastering, floor coverings, kitchen, bathroom, radiators, architraves & skirting boards. Early commitment to the purchase will afford the successful purchaser some options for the finish.

Services

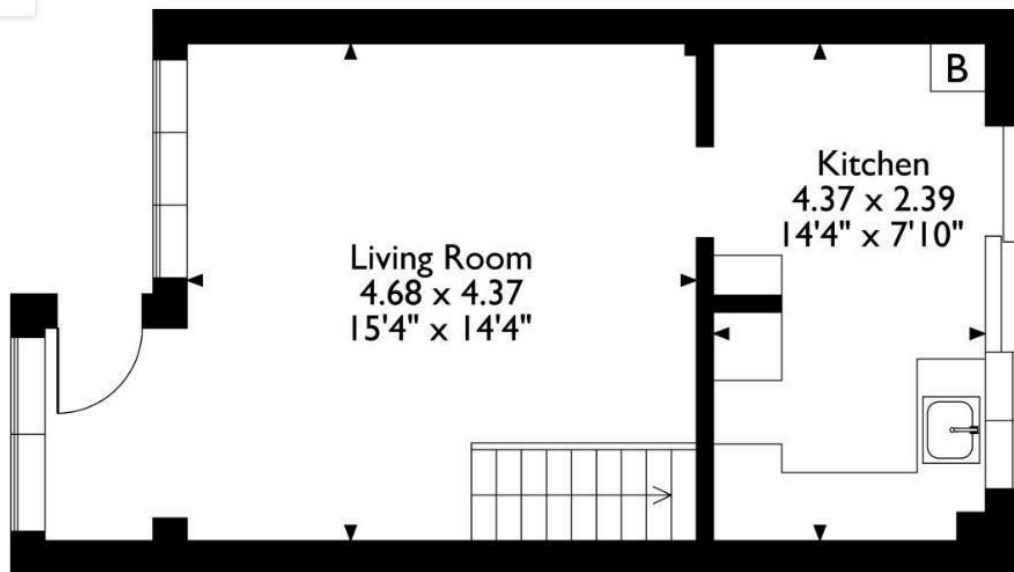
Unconfirmed gas, electric, water and drainage

Agents Note

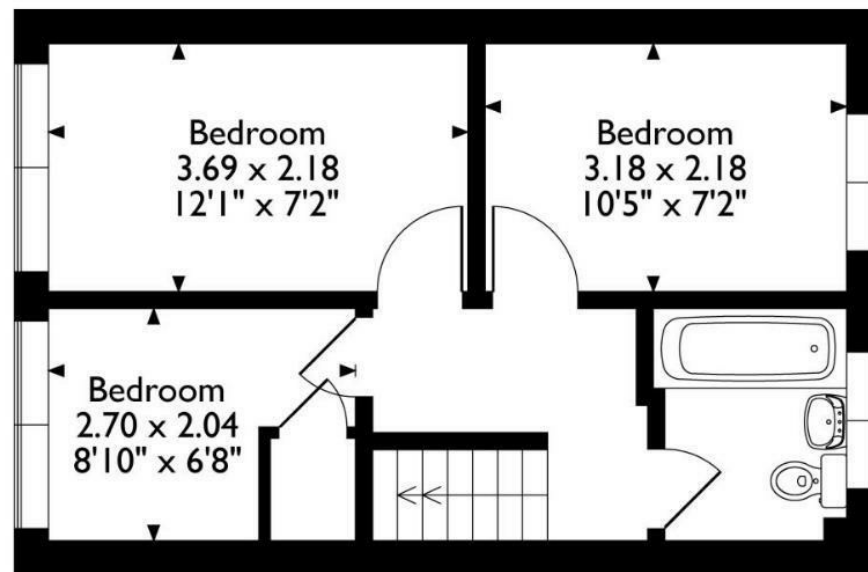
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange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

40, Ashley Road, Ryde, Isle of Wight

Approximate Gross Internal Area 64 Sq M/689 Sq Ft

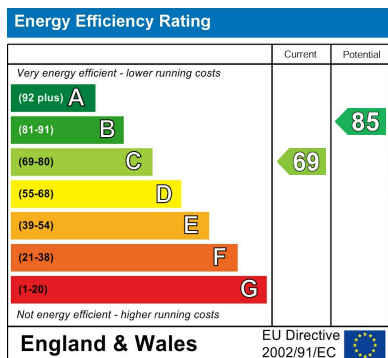


Ground Floor




First Floor


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.




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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PROTECTED



Viewing: Date Time