



- Attractive Victorian Semi Detached Villa
- Elegantly Presented & Stylish Interior
- Comfortable 3 Bedroom Accommodation
- Elegant Kitchen Finished in Classic White
- Sunny Landscaped 70ft Rear Garden
- Parking
- Charming Individual Appeal
- 15'3 Sun Lounge Opening onto Sun Deck
- Well Placed for Shops, Buses, Beach and Trains
- Utility Room & Cloakroom W.c

46 Park Road, Ryde, Isle Of Wight, PO33 2BE

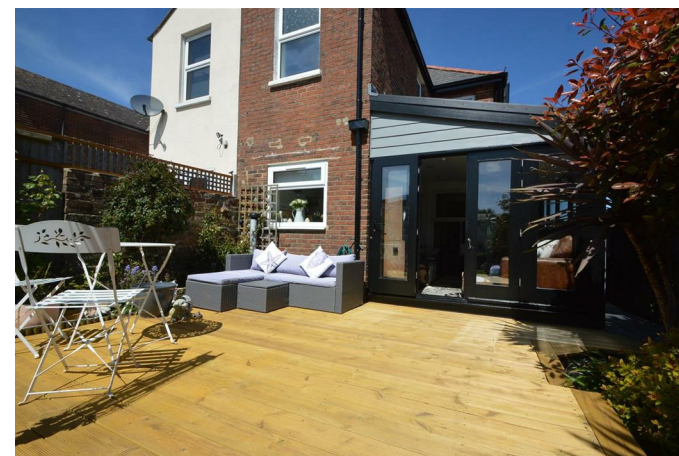
£289,950

Welcome to this charming semi-detached villa located in the heart of Ryde, a popular coastal town along the northeast coastline of the Island. This property boasts two reception rooms, three bedrooms, and a beautifully remodeled interior that has been tastefully updated since 2018.

One of the highlights of this lovely home is the addition of a sun lounge, perfect for enjoying the British sunshine in the comfort of your own space. The perfectly designed south-facing garden is the sunniest spot in the house, ideal for relaxing outdoors or hosting gatherings with friends and family.

There is a small outcrop of shops along the road and you will have the added convenience of being a level walk from local buses, trains and our glorious beaches.

Whether you're looking for a cosy family home or a peaceful retreat by the coast, this property offers a wonderful blend of modern living and traditional charm. Don't miss the opportunity to make this house your own and enjoy all that our delightful coastal town of Ryde has to offer.



Accommodation

Entrance Hallway

Cloakroom W.C.

Lounge

14'0" into bay x 12'7" max (4.27m into bay x 3.84m max)

Dining Room

12'6" x 11'6" (3.81m x 3.51m)

Built-in Storage

Kitchen

15'1" x 6'11" (4.60m x 2.11m)

Sun Lounge

15'3" x 9'0" (4.65m x 2.74m)

Utility Room

6'7" x 3'6" (2.01m x 1.07m)

Landing

Bedroom 1

14'0" into bay x 12'6" max including wardrobes (4.27m into bay x 3.81m max including wardrobes)
Loft Hatch.

Bedroom 2

15'0" max x 6'10" max including wardrobes (4.57m max x 2.08m max including wardrobes)
Continuous run of wardrobes to one side

Bedroom 3

7'6" x 7'0" (2.29m x 2.13m)

Shower Room

7'7" max x 7'0" max (2.31m max x 2.13m max)
'L' Shaped. Loft Hatch.

Parking

Parking hardstand for vehicle within the frontage.

Council Tax

BAND B

Tenure

Freehold



Gardens

The frontage has been designed for parking purposes. A lockable side access leads to the rear, South facing garden. This Sunny South facing orientation ensures the garden is bathed in sunshine throughout the day. It has been beautifully landscaped and cleverly designed to incorporate various seating and sunbathing areas. A sun deck edged by mature shrubs and ornamental trees sits off the Sun Lounge's double doors. The screening of the trees and shrubs continues to either side of the central lawn. A pergola covered hot tub area sits to one side and the BBQ zone is towards the rear of the garden. Garden shed. Poly tunnel green house. A workshop runs the full width of the garden ideal for trades people or hobbyists. External sockets. Recessed lighting in Sundeck. The garden is fully enclosed by wall or fence boundaries and measures some 70ft in length. Garden tap.

Construction Type

Standard brick construction

Flood Risk

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

Broadband Connectivity

Openreach network. Superfast available.

Mobile Coverage

Mobile coverage includes EE, Vodafone & O2

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.



GROSS INTERNAL AREA
 FLOOR 1 64.3 sq.m. FLOOR 2 41.3 sq.m.
 EXCLUDED AREAS : PATIO 20.9 sq.m.
 TOTAL : 105.6 sq.m.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:

Date

Time