



£220,000

150 MARLBOROUGH ROAD, RYDE, ISLE OF WIGHT, PO33 1AT

Hose
Rhodes
Dickson





The property is approached via its own driveway offering parking for 3 cars and a garage. The bungalow itself has well-proportioned rooms including two double bedrooms, good size lounge, kitchen/diner, useful conservatory/utility and a 'Heritage' style shower room. The rear secluded west facing garden could be made into something very special and is a complete sun trap. There is also potential to extend further if needed using the generous loft space or transforming the conservatory if three bedrooms are needed (subject to necessary consents).



'Elmfield' is a most popular residential area located to the south east of Ryde town with additional local shopping facilities in Somerset Road and on Marlborough Road. Tesco superstore is less than a five minute drive away as is the town centre offering an extensive range of boutique shops, restaurants and amenities. The esplanade also provides direct links to the mainland and Southern Vectis provides a good regular bus service.

PORCH Double glazed porch.

ENTRANCE HALL A good size welcoming area to this lovely home. Telephone point. Thermostat. Emersion tank and airing cupboard. Doors to:-

LOUNGE 11' 9" x 14' 0" + Bay (3.58m x 4.27m) An extremely light and airy room with a gas fireplace and lovely bay window. TV points. Various sockets. Radiator.

KITCHEN/DINER 9' 9" x 14' 7" (2.97m x 4.44m) A fully fitted kitchen with floor and wall mounted units, stainless steel sink and drainer. 4 hob electric cooker. Integrated oven. Two double glazed windows to the rear and double glazed window and door leading to conservatory/utility. Radiator. Telephone point.



BEDROOM 1 12' x 11' 9" (3.66m x 3.58m) A good size double with built in wardrobes. Radiator. Telephone point. Various sockets. Wall lights. Window to front aspect.

BEDROOM 2 12' 0" x 10' 5" (3.66m x 3.18m) Another good double room with built in wardrobes. Telephone point. Various sockets. Radiator. Window to rear aspect.

SHOWER ROOM Corner electric shower. Low level WC. Hand wash basin. Frosted window to rear aspect. Loft access.

CONSERVATORY/UTILITY A room that could be very flexible in its use or indeed rebuilt to accommodate a third bedroom if necessary. Plumbing for washing machine. Space for tumble dryer. Butler sink and drainer and various sockets.

EXTERNAL ASPECTS A fantastic rear garden once landscaped could be someone's pride and joy with raised flowerbeds and a vegetable plot. The property also boasts a detached single garage (measuring approx. 15'8 x 8'1) with workshop attached.


HEATING Gas centrally heating throughout.


COUNCIL TAX BAND C



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

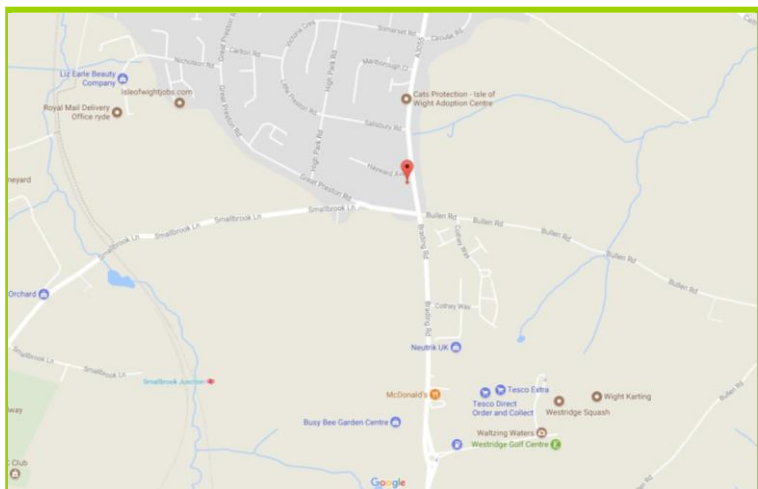
Call Jon on **01983 565658**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



Where to find the property
150 Marlborough Road, Ryde, PO33 1AT



Total area: approx. 88.5 sq. metres (953.1 sq. feet)

This plan is for illustrative purposes only and should not be used as such by any prospective purchaser.
Measurements of doors, windows, rooms and any other items are approximate.

Floor areas are approximate.
Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information. Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ryde office to arrange a viewing
01983 565658 or email ryde@hrdiw.co.uk

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