



By Auction £95,000

8 OXFORD HOUSE, 10 BARFIELD, RYDE, ISLE OF WIGHT, PO33 2JP



Seafields

**ON LINE AUCTION - Lot – FLAT 8, OXFORD HOUSE, 10 BARFIELD, RYDE, ISLE OF WIGHT, PO33 2JP**

**Auction Guide Price – £95,000 - Plus Plus fees**

**The property is to be offered online by Clive Emson Auctioneers on 24 July 2024**

**<https://www.cliveemson.co.uk/properties/251/89/>**

**Ideally located in the most sought after BARFIELD area within the heart of Ryde - just off from Vernon Square, close to shopping centre, bus route, beaches and mainland ferry links - a well proportioned 3 BEDROOM lower ground floor/garden apartment: Sitting room, kitchen, dining area, bathroom. GAS CENTRAL HEATING, double glazing, communal lawned GARDEN. No chain.**

**ENTRANCE HALL:**

Accessed via the side of the building, a private entrance door into:

**HALLWAY:**

Space for dining table. Storage cupboard. Cupboard housing consumer unit. Radiator. Doors to:

**KITCHEN: 3.05m x 3.96m max (10'0 x 13'0 max)**

A good sized kitchen comprising range of matching wall and base units with contrasting work surfaces incorporating a single drainer stainless steel sink. Space for freestanding oven, fridge/freezer and washing machine. Double glazed window to front. Vaillant gas combination boiler. Radiator.

**SITTING ROOM: 3.68m x 3.66m (12'1 x 12'0 )**

A cosy room benefitting from views across the communal garden which can be accessed via a double glazed door (which is also a 'tilt & turn' window). Radiator.

**BEDROOM 1: 3.96m max x 3.35m (13'0 max x 11'0)**

A double bedroom with part-curved wall and double glazed window to rear over-looking the garden. Radiator.

**BEDROOM 2: 3.96m max (red to 2.13m) x 3.05m (13'0 max (red to 7'0) x 10'0)**

Another good sized double bedroom with double glazed window within curved wall over-looking the communal garden. Radiator.

**BEDROOM 3: 2.74m x 1.83m (9'0 x 6'0)**

A third bedroom with double glazed window to side. Radiator.

**BATHROOM: 3.00m x 2.44m (9'10 x 8'0)**

Comprising bath with shower over. Low flush wc and wash hand basin. Extractor fan. Radiator.

**OUTSIDE:**

The property benefits from direct access via a path to the side of the building. There is a communal garden to the rear, which is mainly laid to lawn.

**TENURE:**

Leasehold. 887 years remaining. Annual Service charge = £775 per annum

Restrictions: Sorry no pets or holiday lets permitted

**COUNCIL TAX:**

Council tax band B

**DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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