



Guide Price £250,000

95 MARLBOROUGH ROAD, RYDE, ISLE OF WIGHT, PO33 1AN



Seafields

TRANQUIL TUCKED AWAY YET MOST CONVENIENT SETTING!

A well designed, modern SEMI-DETACHED HOUSE situated in a quiet location - one of 3 properties within this small development just off Marlborough Road. The property is ideally positioned close to the local convenience store and bus route, and just a short drive away from Ryde town amenities, schools, superb beaches and mainland passenger ferry links. The accommodation consists of an open plan living arrangement including modern kitchen opening to the living/dining room, downstairs w.c., 2 DOUBLE BEDROOMS plus a first floor family bathroom. Benefits include GAS CENTRAL HEATING, double glazing, an easy to maintain PRIVATE GARDEN plus car hardstanding providing OFF STREET PARKING for one vehicle. Certainly an ideal first, investment or retirement home which is being offered as CHAIN FREE.

ACCOMMODATION:

Double glazed entrance door to:

HALLWAY:

Welcoming hallway with wood effect flooring. Carpeted stairs to first floor. Recessed downlighters. Radiator. Door to W.C. Opening to:

OPEN PLAN LIVING:

15'1" x 8'11" (4.60m x 2.72m)

Light and airy living area with double glazed French doors opening to rear garden. Double glazed sidelight windows x 2. Continuation of wood effect flooring. Television aerial point. Recessed downlighters. Radiator. Open aspect to:

KITCHEN:

9'0" x 7'11" (2.74m x 2.41m)

Modern kitchen comprising range of cupboard and drawer units with contrasting worksurfaces. Tiled splashbacks. Inset single stainless steel sink unit. Integrated appliances to include 4 ring gas hob with electric oven below and stainless steel extractor hood above; fridge; freezer and washing machine. Cupboard housing gas boiler. Double glazed window to front. Recessed downlighters. Continuation of wood effect flooring.

DOWNSTAIRS WC:

5'1" x 3'1" (1.55m x 0.94m)

White suite comprising wash hand basin with mixer tap and low level w.c. Continuation of wood effect flooring. Extractor fan.

FIRST FLOOR LANDING:

Carpeted flooring. Storage cupboard with shelving. Doors to:

BEDROOM 1:

12'0" x 9'0" (3.66m x 2.74m)

Well proportioned double bedroom with double glazed window to front. Carpeted flooring. Radiator.

BEDROOM 2:

10'0" x 9'0" (3.05m x 2.74m)

Double bedroom with double glazed window to side. Carpeted flooring. Radiator. Access to loft.

BATHROOM:

7'0" x 6'0" max (2.13m x 1.83m max)

Modern white suite comprising a white panelled bath with mixer shower and tap, plus glass shower screen; vanity wash hand basin with storage cupboard below; low level w.c. Tiling to principle areas. Heated towel rail. Vinyl wood effect flooring. Obscured double glazed window to front. Extractor fan.

GARDEN:

To the rear is a private, fence enclosed garden, mainly laid to lawn with a paved seating area offering the ideal spot for dining alfresco. Gated access to side leading to:

PARKING:

Small paved hardstanding offering parking for one car.

TENURE:

FREEHOLD.

COUNCIL TAX & EPC:

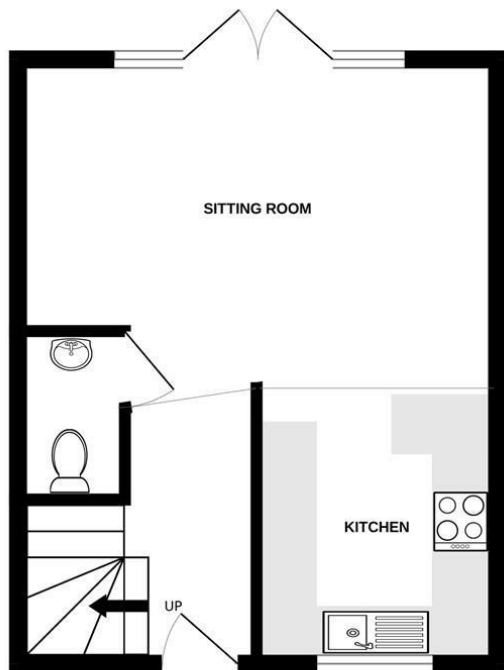
Council Tax Band: B

Energy Performance Certificate: Rating B (82)

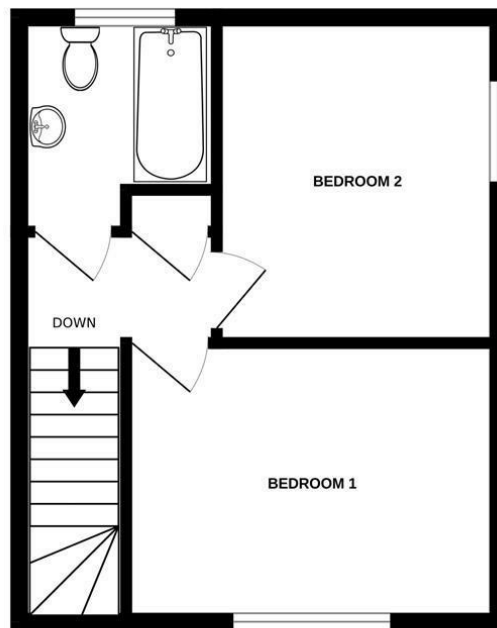
DISCLAIMER:

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.

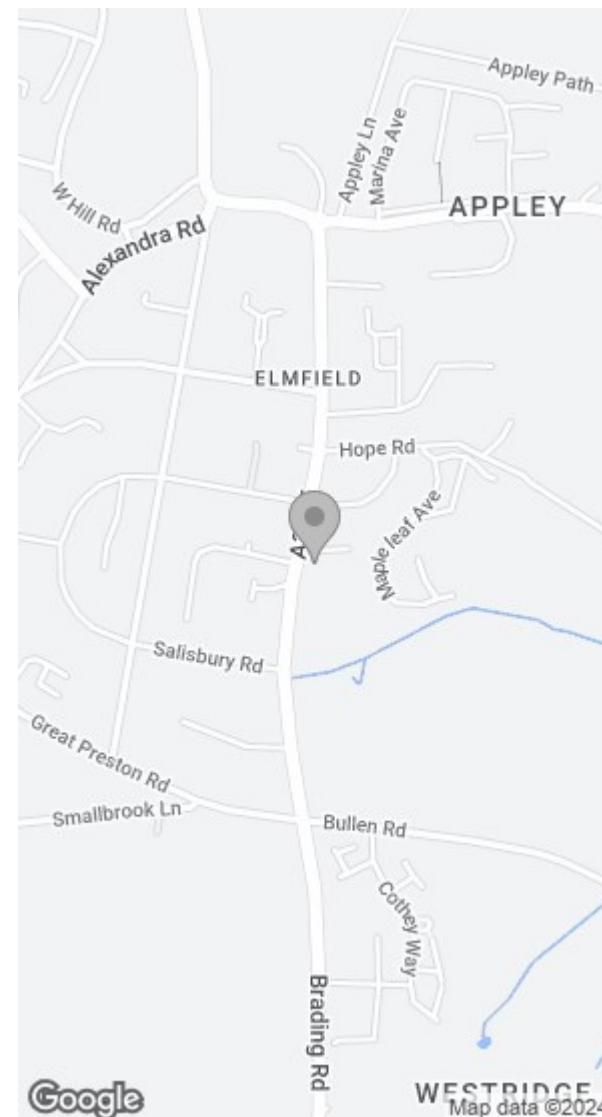
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	96	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	82	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

