



By Auction £175,000

44A SPENCER ROAD, RYDE, ISLE OF WIGHT, PO333AD



Seafields

BY ON LINE AUCTION: 24th JULY: Lot – 44A SPENCER ROAD, RYDE, ISLE OF WIGHT, PO33 3AD

Auction Guide Price – £175,000+ (Plus fees).

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers (01489 564606) or visit their website www.cliveemson.co.uk

Attention CASH BUYERS. Within a most enviable location (corner of Spencer Road and Augusta Road), a large GROUND FLOOR apartment within a Grade II Listed residence - an easy walk into town the sea front and Island/mainland transport links. The property requires considerable modernisation - so is ideal to 'put one's own stamp on' to create their own home. Benefiting from a PRIVATE ENTRANCE there is a large entrance hall leading to cloakroom/wc, charming sitting room with open fire, separate kitchen, 3 BEDROOMS and bathroom. Added features include, original sash windows, gas central heating plus a private GARDEN area. Offered as CHAIN FREE and being sold via AUCTION, this is a great opportunity to acquire a main, second or investment home.

ACCOMMODATION:

Ground floor flat in period property with private entrance and garden.

ENTRANCE HALL:

Large hall with wood parquet flooring. Fitted cupboard. Radiators x 2. Doors to:

SITTING ROOM:

Generous sized reception room with sash windows x 2. Wood parquet flooring. Fireplace with grate. Fitted cupboards and book shelf. Radiator x 2.

KITCHEN:

Range of cream kitchen units with contrasting laminate work top. Space for fridge/freezer. Integral gas hob and electric double oven.. Plumbing for washing machine. Down lighters and under unit strip light. Part obscured sash window. Side kitchen door with cat flap. Radiator.

BEDROOM 1:

Double bedroom with sash window. Parquet flooring. Fireplace. Radiator.

BEDROOM 2:

A second double bedroom with sash window. Wood effect laminate flooring. Fitted cupboards. Radiator.

BEDROOM 3:

A third bedroom with sash window. Wood effect laminate flooring. Radiator.

SHOWER ROOM:

Fully tiled room with suite comprising shower cubicle, wash hand basin and w.c. Cream tile effect laminate flooring. Wall mounted electric heater.

SEPARATE W.C.

Comprising w.c. and hand basin. Tile effect laminate flooring.

EXTERIOR AND GARDEN:

Stone path to right of front door leads to wooden side gate with latch to lawned garden area bordered by trees. Retainer wall and under storage areas for bins, etc.

OTHER INTERESTING INFORMATION:

Tenure: Long Leasehold (for details of lease and legal pack, please contact Clive Emson Auctioneers: hampshire@cliveemson.co.uk (01489 564606)

Council Tax Band: C

EPC:

Flood Risk: None

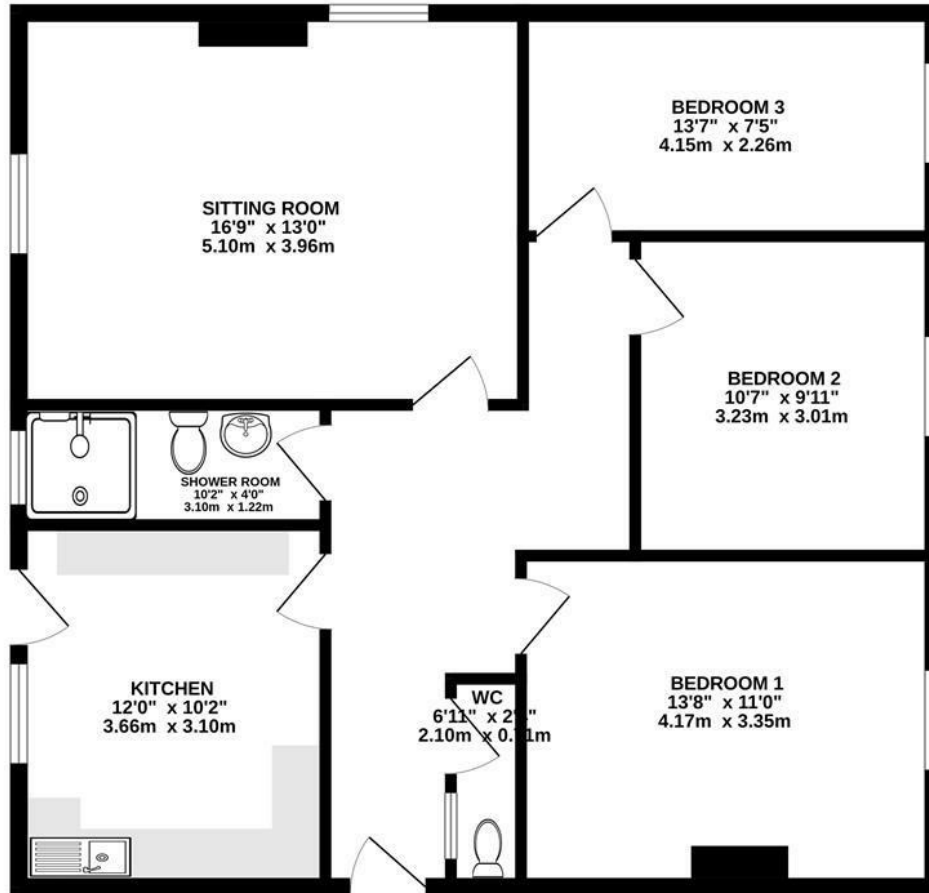
Conservation Area: Yes

Listing: Grade II Listed

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.

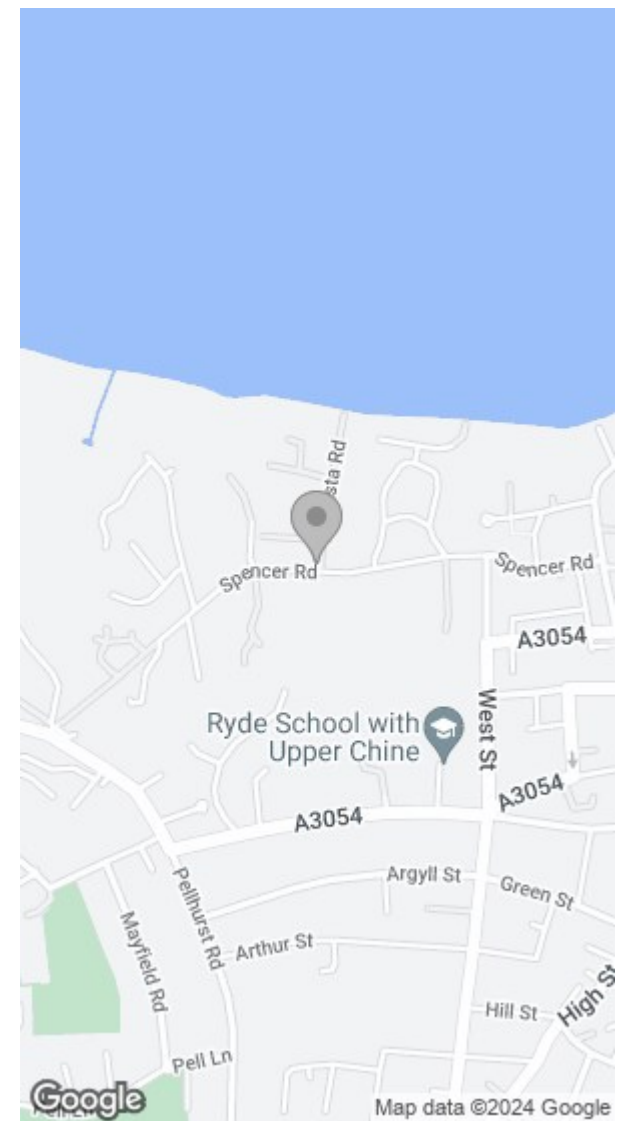
GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



GROUND FLOOR FLAT

TOTAL FLOOR AREA: 873 sq.ft. (81.1 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.
Made with Metropix ©2024



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		

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

