



- No Onward Chain
- South Facing Garden
- Cloakroom W.c /Utility Room
- Gas C/Heating & D/Glazing
- Extended Victorian Semi Detached House
- Two Generous Reception Rooms
- Upstairs Bathroom
- Comfortable 3 Bedroom Accommodation
- Parking
- Scope to Modernise in Certain Areas

3 Bettesworth Road, Ryde, PO33 3EP

Offers In The Region Of £239,950

This Victorian semi detached house has been remodeled and extended over the years to create the tastefully appealing home we see today. Fresh new decor ensures this is a perfectly habitable home with the benefit of potential to modernise to meet your own tastes and requirements as and when it is affordable. The layout includes a sizeable entrance hall flowing through into the formal dining room. The lounge or 4th bedroom is separately towards the front of the ground floor and this leaves the kitchen and cloakroom/utility room to the sunny south side of the house. The generous garden is also south facing catching the best of the sun throughout the day and this is accessed via the kitchen's double doors. Upstairs and there are three comfortable bedrooms to choose from and a bathroom for all to use. This family orientated home is well placed for local bus routes, a recreation park and Ryde's newest junior school is literally at the end of the road. There is a convenience store on the way the main town centre where you will have quite an array of retail shops and facilities to frequent. Other than it's bustling town centre this coastal town of Ryde, is also well known for having miles of sandy beaches and iconic pier projecting out into The Solent. Local transport options are found along The Esplanade including regular high-speed connections to mainland Portsmouth and Southsea.



Accommodation

Entrance Hall

14'0" x 4'7" (4.27m x 1.40m)

Dining Room

12'6" x 9'11" (3.81m x 3.02m)

Living Room/Bedroom 4

10'5" plus storage x 10'4" (3.18m plus storage x 3.15m)

Kitchen

11'6" x 9'2" (3.51m x 2.79m)

Rear Lobby

Built-in Storage

Cloakroom/Utility Room

6'3" x 5'1" (1.91m x 1.55m)

Landing

Loft hatch.

Bedroom 1

10'4" plus wardrobe x 10'2" including wardrobe (3.15m plus wardrobe x 3.10m including wardrobe)

Bedroom 2

9'11" x 8'7" (3.02m x 2.62m)

Bedroom 3

9'3" x 9'1" (2.82m x 2.77m)

Bathroom

7'0" x 5'9" (2.13m x 1.75m)

Gardens

The frontage is laid to brick purely for parking purposes. Gravel path leading to rear garden. This sunny south facing garden is mainly laid to lawn and enclosed by fence boundaries. A magnificent mature palm tree sits to one side. Paved patio area. Concrete pathway to garden shed. Garden tap.



Parking

A brick paved driveway for parking for 1 vehicle.

Council Tax

Band B

Tenure

Long Leasehold. 999 years from 1884. 860 years remaining.

Services

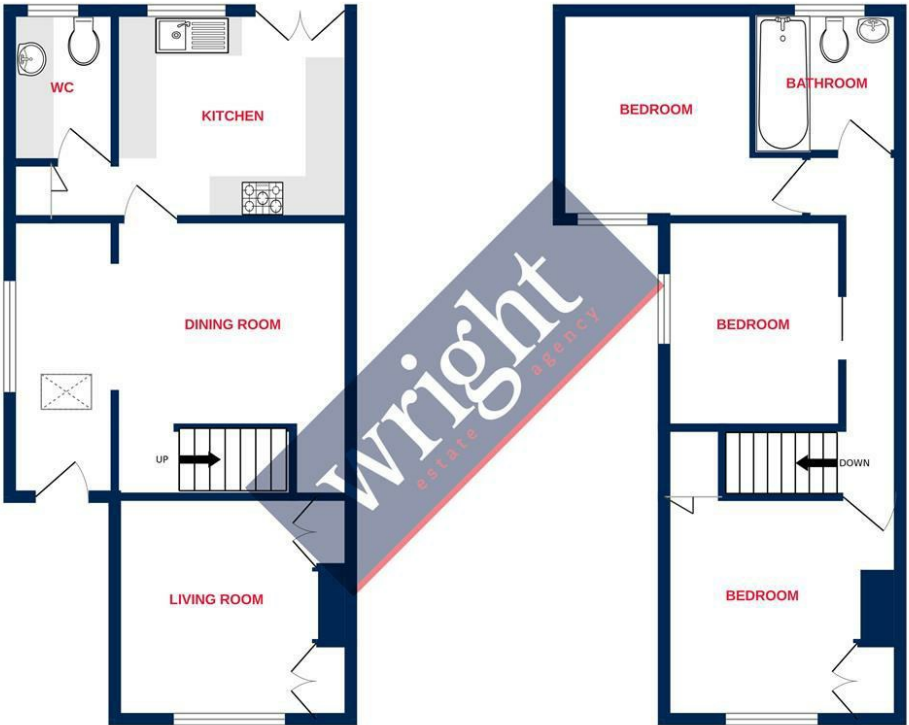
Unconfirmed gas, electric, telephone, mains water and drainage.

Agent Notes

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

naei propertymark
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