



- No Onward Chain
- 3 Bedroom Accommodation
- 2 Reception Rooms
- D/Glazing & Gas C/Heating

- Victorian Semi Detached House
- Generous 75ft Garden
- Well Placed for Local Buses & Shop

- Dated Interior with Huge Potential
- Clean & Tidy Interior
- On-Street Parking in Harding Road

11 Harding Road, Ryde, PO33 1EQ

Offers In The Region Of £175,000

This classic semi detached house sits towards the eastern reaches of central Ryde well placed for local buses routes and shop. The interior is clean and tidy yet is dated and perfect for the new owner to modernise to style and finish of their choosing. The layout includes two comfortable reception rooms leaving the kitchen and bathroom to the rear overlooking the extensive 75ft garden. Upstairs and there are three bedrooms to choose from which offers scope to add an additional bathroom or move the downstairs bathroom to the first floor. Modern attributes include gas central heating and double glazed windows to help retain the heat. The 'blank canvass' of an interior offers huge potential and the sizeable garden means a rear extension is feasible subject to all the appropriate permissions. The on-street parking in Harding Road is largely un-restricted and buses pass through the road. The main town is roughly 5 minutes away by car as are the lovely beaches that this coastal town of Ryde is so well known for. For extended shopping experiences of commuting you will also find the highspeed passenger connections a helpful local asset also.



Accommodation

Entrance Lobby

Lounge

12'8" max x 9'11" (3.86m max x 3.02m)

Dining Room

12'9" max x 11'2" (3.89m max x 3.40m)

Built-in Storage

Kitchen

9'3" x 7'4" (2.82m x 2.24m)

Bathroom

Landing

Bedroom 1

12'8" max x 9'11" (3.86m max x 3.02m)

Built-in Storage

Bedroom 2

12'9" max x 11'3" (3.89m max x 3.43m)

Bedroom 3

6'11" x 9'0" (2.11m x 2.74m)

Gardens

The walled frontage is neatly laid to gravels beds and borders. Gated side access to rear garden. This measures some 75ft in length and is fully enclosed by fence boundaries. It is mostly laid to lawn and has a sizeable concrete terrace sitting off the back of the house. Garden sheds x2. Garden tap.

Council Tax

Band A

Tenure

Long leasehold. 900 years from 15/1/1874.
749 years remaining.



Mobile Coverage & Broadband

Broadband - Wightfibre and Openreach.
Highspeed fibre available. Mobile coverage includes: EE, Vodafone & O2.

Construction Type

Standard construction from 1870's.

Flood Risk

Very Low

Services

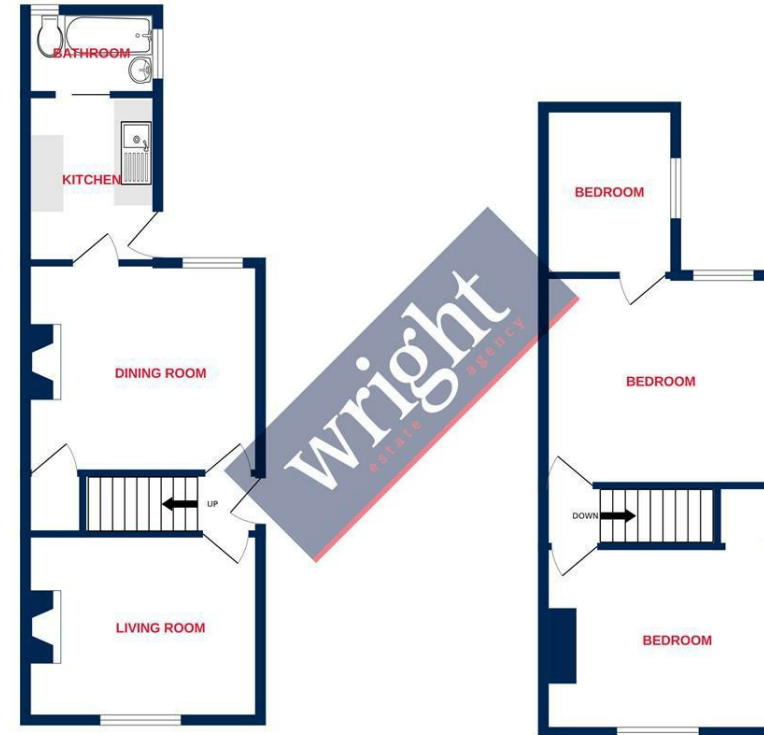
Unconfirmed gas, electric, mains water, broadband and drainage.

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

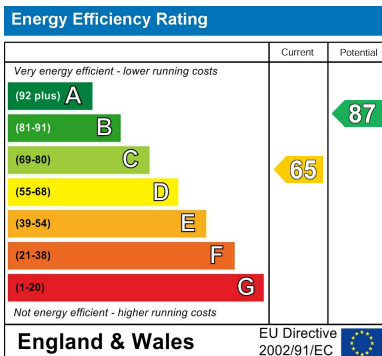
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

While 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



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



Viewing: Date Time