



- No Onward Chain
- Dated Interior, Huge Potential to Modernise
- Separate 12'3 Dining Room
- 15 Minutes Walk from Appley Park & Beach
- Popular Residential Area
- 13'5 Bay Window Lounge
- Downstairs Cloakroom W.c
- Comfortable 3 Bed Accommodation
- Solar Panels
- Well Placed for Buses, Shops & Petrol Station

91 High Park Road, Ryde, PO33 1BZ

Offers In The Region Of £285,000

Situated in the popular area of Elmfield, this comfortable 86 sqm 3 bedroom semi-detached house offers potential in spades. With scope to modernise throughout, this property is an attractive proposition for anyone looking to put their own stamp on things. At its core, this 1930s semi has sensibly sized living accommodation that benefits from a large bay window. Down the hall on the right will lead you to a convenient downstairs W/C whilst to your left you'll find a reasonably-sized dining area. Upstairs are three bedrooms to choose from and a bathroom for all to use. Out the back you'll be met with a lovely sized garden fit for a family to enjoy which, like the house, offers lots of scope to improve. Both the town centre and the beaches are the briefest of drives from this home where you will have plenty of retail options and beachside bars and restaurants to enjoy. As an extension to local facilities you will only need to jump on the highspeed passenger crossings to mainland Portsmouth and Southsea.



Accommodation

Porch

3'11" x 2'11" (1.19m x 0.89m)

Hallway

5'5" x 15'8" (1.65m x 4.78m)

W/C

5'4" x 3'6" (1.63m x 1.07m)

living room

13'5" (into bay) x 13' (into alcove) (4.09m (into bay) x 3.96m (into alcove))

Dining room

12'3" x 9'3" (plus alcoves) (3.73m x 2.82m (plus alcoves))

Kitchen

9'3" x 8' (2.82m x 2.44m)

Landing

Bedroom 1

11'8" x 10'11" (plus alcoves) (3.56m x 3.33m (plus alcoves))

Bedroom 2

12'2" x 9'3" (plus alcoves) (3.71m x 2.82m (plus alcoves))

Bedroom 3

7'11" x 5'2" (plus airing cupboard (2.41m x 1.57m (plus airing cupboard)

Bathroom

7' x 5'5" (2.13m x 1.65m)

Gardens

The walled frontage is mainly laid to lawn and interspersed with ornamental trees. A side access leads to the extensive rear garden. Like the house, the garden needs to be returned to its former glory. Albeit it slightly overgrown, one can see that there are lawned areas, concrete pathways and a paved patio area. The garden is fully enclosed by fence boundaries and measures some 70 ft in length (approx).

Tenure

Freehold

Potential Parking

We feel that the frontage has potential to create off-street parking subject to all the relevant permissions and alterations as many others have done within the road.

Council Tax

Band D



Mobile Coverage

Coverage includes: EE, O2 & Vodaphone

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Flood Risk

Very Low Flood Risk

Construction Type

Standard Construction

Solar Panels

Information is limited as we act for a deceased estate.

Services

Unconfirmed gas, electric, water 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

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