







Accommodation

Porch

5'6 x 3'11 (1.68m x 1.19m)

Lounge

15'4 max x 14'4 max (4.67m max x 4.37m max)

Kitchen/Diner

14'4 x 7'10 (4.37m x 2.39m)

Landing

Loft hatch

Bedroom 1

12'1 x 7'2 (3.68m x 2.18m)

Bedroom 2

10'5 x 7'2 (3.18m x 2.18m)

Bedroom 3

9'10 max x 6'8 max (3.00m max x 2.03m max)

Bathroom

6'7 x 5'4 (2.01m x 1.63m)

Gardens

The frontage is laid to lawn with a paved pathway to front door. Gated side access to rear garden. The west facing rear garden is mostly laid to lawn and fully enclosed by fence boundaries.

Council Tax

Band B

Tenure

Freehold

Construction Type

Standard Construction

Flood Risk

Very Low and Low Risk of Flooding

Broadband Availability

Openreach network. Ultrafast fibre available.

Mobile Coverage

Coverage includes EE, O2 & Vodaphone

Garage- For sale Separately

En bloc garage adjacent to property can be purchased via separate negotiation.

NB: Current Work in Progress

This property is currently undergoing a comprehensive range of improvements to the interior. These will include decor, plastering, floor coverings, kitchen, bathroom, radiators, architraves & skirting boards. Early commitment to the purchase will afford the successful purchaser some options for the finish

Services

Unconfirmed gas, electric, water and drainage

Agents Note

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.

40, Ashey Road, Ryde, Isle of Wight Approximate Gross Internal Area 64 Sq M/689 Sq Ft | Sedroom 3.69 x 2.18 | 12'1" x 7'2" | Living Room 4.68 x 4.37



15'4" x 14'4"

First Floor

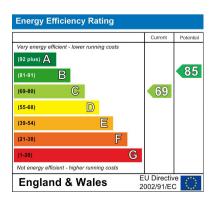
Bedroom

 3.18×2.18

 $10'5" \times 7'2"$

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Bedroom 2.70 x 2.04 8'10" x 6'8"



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.

f 187 High Street, Ryde, Isle of Wight, PO33 2PN Phone: 01983 611511 Email: ryde@wright-iw.co.uk		33 2PN naea propertymark PROTECTED The Property Ombudsman
Viewing:	Date	Time