



- No Onward Chain
- Well Presented Dated Interior
- Lawned Garden & Patio to Rear
- D/glazing & Gas C/Heating
- Individually Built Detached Bungalow
- 1st Floor Potential to Be Self-Contained (see notes)
- Level Walk to Buses
- Substantial 3 Bedroom( minimum) Accommodation
- Integral Garage and Driveway Parking for 3
- Well Placed for Supermarket & Petrol Station

213 Great Preston Road, Elmfield, Ryde, Isle Of Wight, PO33 1AY

**£385,000**

Nestled in the charming area of Elmfield, Ryde, this individually built detached bungalow from the 1990s offers a delightful living experience. Boasting two reception rooms, three bedrooms, and three bathrooms, this property provides ample space for comfortable living.

One of the unique features of this bungalow is the entire top floor dedicated as one large room with its own en suite bathroom, offering a private retreat within the home or perhaps for income generation. With parking available for up to four vehicles, convenience is at the forefront of this property.

While the interior is well presented, there is also the exciting opportunity to modernise and tailor the space to your personal preferences. Whether you envision a contemporary makeover or wish to retain its classic charm, the potential to create your dream home is boundless.

Don't miss the chance to own this spacious bungalow in a convenient location, offering both character and the flexibility to make it your own. Book a viewing today and step into the possibilities that this property holds for you.



# Accommodation

## Porch

4'7" x 3'10" (1.40m x 1.17m)

## Entrance Hall

19'3" x 4'7" (5.87m x 1.40m)

## Built-in Airing Cupboard

## Built-in Storage

## Lounge

15'9" x 12'3" (4.80m x 3.73m)

## Dining Room/Bedroom 4

12'11" x 10'9" (3.94m x 3.28m)

## Built-in Storage

## Kitchen/Diner

16'3" x 12'3" (4.95m x 3.73m)

## Inner Hall

Internal door to garage.

## Built-in Double Width Storage

## Bedroom

15'11" x 14'0" including wardrobes (4.85m x 4.27m including wardrobes)

## En-Suite Shower Room

## Bedroom

12'6" plus wardrobe x 11'3" (3.81m plus wardrobe x 3.43m)

## Shower Room

8'4" x 6'3" (2.54m x 1.91m)

## Landing

## Principal Bedroom or Flatlet/ Annexe

30'3" x 20'3" (9.22m x 6.17m)

Overall dimension. Loft hatch. Under eaves storage.

## En-Suite Shower Room

## Kitchenette



### Gardens

The walled frontage has been laid to paving to maximise space for parking. A gated side access leads to the rear garden. A paved patio sits off the rear of the bungalow and extends to the full width of the garden. Its fenced boundaries go on to enclose the main lawn garden. Here you will find the garden shed and a spattering of fruit trees. Garden tap. External lighting. 2nd garden shed.

### Integral Garage

15'7" x 8'5" (4.75m x 2.57m)

With an up and over door. Power and lighting. Water tap. Internal door to bungalow. Window to side. Wall mounted gas boiler.

### Driveway Parking

The brick paved driveway offers spaces and turning for up to 3 vehicles.

### Council Tax

Band E

### Tenure

Freehold

### Construction Type

Standard cavity wall construction

### Flood Risk

Very Low Risk

### Mobile Coverage

Coverage: O2 & Vodafone Limited Coverage: EE & Three

### Broadband Connectivity

Openreach and Wightfibre networks available. Ultrafast fibre available.

### Services

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

### 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 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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**Viewing:**      Date .....      Time .....