



- Attractive Victorian Semi Detached House
- 13'9 Kitchen/Breakfast Room
- Adjacent to Allotments
- Close to Shops, Buses & Petrol Station
- Flexible 3/4 Bedroom Accommodation
- Parking for 3 Cars at Rear
- Lower Maintenance Gardens
- Two Reception Rooms
- Popular Residential Location
- Gas C/Heating, Log Burner & D/glazing

91 Marlborough Road, Ryde, Isle Of Wight, PO33 1AN

**Offers In The Region Of £275,000**



This classic Victorian semi detached house is situated in the hugely popular Elmfield suburb of Ryde. The position enjoys the best consolidation of facilities outside of the town centre including two shops, a post office, bus routes, public house and petrol station. Appley Park sits at the end of the road offering a pleasant tree-lined walk down to its adjoining beach and coastal path. The house has been remodeled from its original guise to flexibly offer 3 to 4 bedrooms depending on requirements and at least 2 reception rooms. There is a w.c on each floor and the bathroom includes a shower over the bath. Gas central heating warms the entire house, brand new boiler June 2023, and there is a log burner in the dining room creating a cosy room overlooking and accessing the garden. The gardens have been designed to keep ongoing maintenance to a minimum leaving more time to visit the local park and beach perhaps. Beyond the garden is the sizeable brick paved parking area with spaces for up to three vehicles or sufficient space for a camper van or boat. We believe this property to be excitingly different and are sure you will feel the same once you have seen it for yourselves.





# Accommodation

## Entrance Lobby

## Lounge

12'10 x 10'5 (3.91m x 3.18m)

## Walk-in Storage

## Kitchen/Breakfast Room

13'9 x 9'10 (4.19m x 3.00m)

## Dining Room

15'2 x 7'4 (4.62m x 2.24m)

## Principal Bedroom 4/Sitting Room

14'6 in to bay x 12'11 max (4.42m in to bay x 3.94m max)

## Bathroom

7'7 max x 5'6 max (2.31m max x 1.68m max)

## Landing

Loft access

## Bedroom

11'9 plus wardrobes x 10'11 (3.58m plus wardrobes x 3.33m)

## Separate W.c

## Bedroom

10'5 x 9'8 (3.18m x 2.95m)

## Bedroom

9'11 x 8'0 including wardrobes (3.02m x 2.44m including wardrobes)

## Parking

The generous brick paved parking area to the rear has space for up to 3 vehicles. Ideal for boat or camper van storage. Storage shed to side.

## Tenure

Freehold

## Council Tax

Band C

## Gas Boiler & Heating

A new gas boiler was installed June 2023. There is a log burner in the dining room and the owner has fitted individual gas heaters in some of the rooms as a cheaper option to heat only the rooms being used.



Gardens

The frontage is laid to loose tone chippings to keep maintenance to a minimum. Access to rear garden from parking area to the rear. This is fully enclosed by fence boundaries and orientated towards the east and south making for a sunny environment. There is a main artificial central lawn continuing with the low maintenance preferences of the owner. The sizeable paved terrace is covered by a transparent roof to enable use regardless of the weather. External socket. The pathway and far eating area are laid to loose stone chippings. Ornamental bay trees sit to one side.

Construction Type

Cavity wall

Broadband Connectivity

Openreach & Wightfibre networks. Up to Ultrafast fibre available.

Mobile Coverage

Coverage includes EE, O2 & Vodafone.

Flood Risk

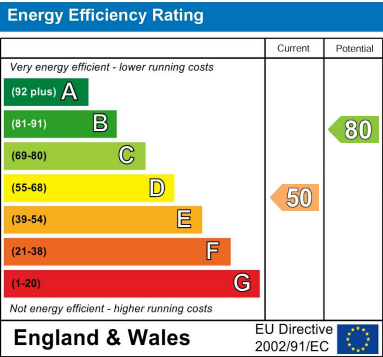
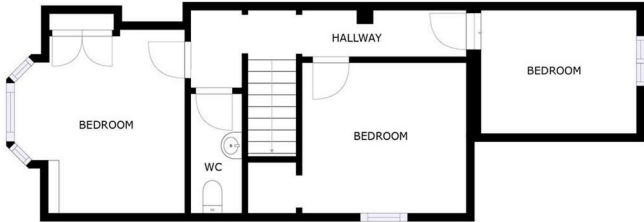
Very Low Risk

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.



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 .....