



- No Onward Chain
- Well Presented Albeit Dated Interior
- Two Reception Rooms & Conservatory
- Close to Buses, Appley Park & Local Shops

- Modern Semi Detached House
- Generous 70ft Rear Garden
- Huge Potential to Modernise

- Comfortable 3 Bedroom Accommodation
- Parking
- Popular Residential Suburb of Ryde

8 Arundel Close, Ryde, PO33 1BS

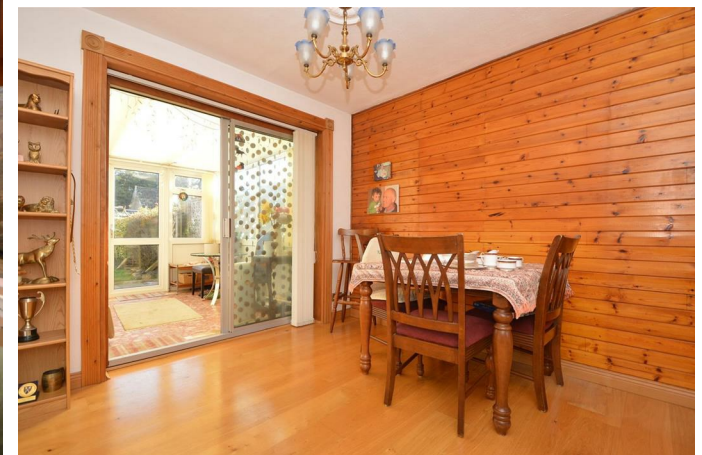
£245,000

Situated in the charming suburb of Elmfield, Ryde, this semi-detached house, built in the 1970s, offers a wonderful opportunity for those seeking a home with potential. Tucked away in a peaceful cul-de-sac, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms and a family bathroom, it provides ample space for families or those looking to downsize.

The house is generally well presented, yet retains a certain dated charm, allowing the new owner to infuse their personal style and create a bespoke living space. A delightful double-glazed conservatory extends the reception area, providing a bright and airy spot to unwind while overlooking the extensive 70 ft garden. This outdoor space is ideal for gardening enthusiasts or for those who simply wish to enjoy the fresh air.

Conveniently located, the property is just a short stroll from local amenities, including two shops, bus routes, and a welcoming pub. Additionally, the picturesque Appley Park, with its scenic pathways leading down to the beach, is nearby, offering a perfect escape for leisurely walks or family outings.

This home presents a fantastic opportunity to embrace the relaxed lifestyle of Ryde while enjoying the benefits of a well-connected community. Whether you are a first-time buyer or looking for a project to make your own, this property is well worth a visit.



Accommodation

Entrance Hall

12'5" x 5'10" (3.78m x 1.78m)

Built-in Storage

Kitchen

10'4" x 8'6" (3.15m x 2.59m)

Dining Room

10'5"x 9'7" (3.18mx 2.92m)

Lounge

12'10" x 12'4" max (3.91m x 3.76m max)

Conservatory

10'8" x 9'11" (3.25m x 3.02m)

Landing

Access to boarded and panelled loft space.

Built in Boiler Cupboard

Bedroom 1

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

Bedroom 2

10'4" x 9'7" (3.15m x 2.92m)

Bedroom 3

8'11" x 8'0" (2.72m x 2.44m)

Bathroom

Separate W.C.

Gardens

A dwarf brick wall edges the lawned frontage. A gated side access and pathway leads to the rear garden. This generous garden extends to some 70ft in length. It is mostly laid to lawn and edged by shrub borders. Paved patios to either end of the garden ensure a Sunny seating spot throughout the day. Garden shed with power & light. Sectional concrete storage shed. South facing pergola covered patio area. Fence boundaries. Garden tap.

Parking

Space for a vehicle. Scope to increase capacity within the frontage.



Tenure
freehold

Council Tax
Band B

Flood Risk
Very Low Risk

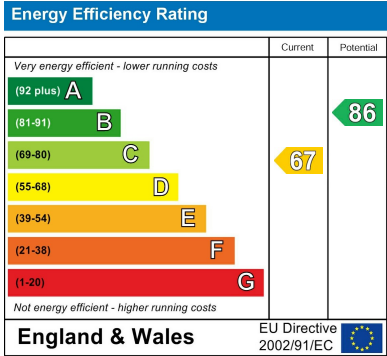
Construction Type
Cavity wall

Mobile Coverage
Limited Coverage: EE, O2 & Vodafone

Broadband Connectivity
Upto Ultrafast fibre Available.

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 fittings, 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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