



- No Onward Chain
- Three Comfortable Reception Rooms
- Many Character Features Retained Throughout
- Gas Central Heating & Open Fire
- Attractive Character Detached House Built Circa 1903
- Smart Modern 12'5 Kitchen with Garden Access
- Generous Entrance Hall & Landing
- Spacious 3 Double Bedroom Accommodation
- Sunny South Facing Garden & Patio
- Well Placed For Town, Buses & Trains

54 Park Road, Ryde, PO33 2BQ

£335,000



Positioned in the heart of Central Ryde, this charming detached house, built circa 1903, is a splendid example of period architecture, brimming with character and warmth. Retaining many original features, this delightful home pays homage to its rich heritage while providing modern comforts for contemporary living.

The property boasts three spacious double bedrooms, each offering a serene retreat for rest and relaxation. Complementing the sleeping quarters are three generously sized reception rooms, perfect for family gatherings or entertaining guests. The high ceilings and large sash windows throughout the home invite an abundance of natural light, creating an airy and inviting atmosphere.

Conveniently located, this residence is just a short stroll from local amenities, including bus services and a train station, making commuting a breeze. Additionally, the beautiful beach and vibrant town centre are within easy reach, allowing for leisurely days by the sea or enjoying the local shops and eateries.

This detached house is not just a home; it is a lifestyle choice, offering a perfect blend of historical charm and modern convenience in a sought-after location. Whether you are a growing family or simply seeking a peaceful retreat, this property is sure to impress.





# Accommodation

## Entrance Hall

19'10" x 6'0" (6.05m x 1.83m)

## Built-in Storage

## Lounge

14'7" max into bay x 11'11" max (4.45m max into bay x 3.63m max)

## Sitting Room

11'11" x 11'11" max (3.63m x 3.63m max)

## Dining Room

12'4" x 11'11" (3.76m x 3.63m)

## Kitchen

12'10" x 12'5" (3.91m x 3.78m)

## Landing

Loft Access

## Built-in Storage

## Bedroom 1

14'6" max to bay x 11'11" max (4.42m max to bay x 3.63m max)

## Bedroom 2

12'9" x 12'5" (3.89m x 3.78m)

## Bedroom 3

11'11" x 11'11" (3.63m x 3.63m)

## Bathroom

10'9" plus storage x 8'10" (3.28m plus storage x 2.69m)

## Built-in Boiler Cupboard

## Gardens

Wrought iron railings adorn the front wall boundary. The frontage is neatly laid to lawn and framed by walled boundaries and shrub borders. A period tile pathway with rope-edging leads to the front door. A gated side access leads to the rear South facing garden. This Sunny garden is laid to lawn and enclosed by walled boundaries. Deep borders are filled with an array of shrubs and ornamental trees. A paved terrace wraps around two sides of the house as the obvious seating and bbq area. Greenhouse.

## Council Tax

Band C





#### Tenure

Long leasehold. 999 years from 10/7/1903. £4.00 per annum ground rent.

#### Construction Type

Cavity wall

#### Flood Risk

Very Low Risk

#### Mobile Coverage

Limited Coverage: EE, Three, O2 & Vodafone

#### Broadband Connectivity

Openreach and Wightfibre networks. Up to Ultrafast fibre available

#### Services

Unconfirmed gas, electric, mains 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(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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