



- Extended Victorian Semi Detached House
- Separate Dining Room with Log Burner
- Generous 100ft West Facing Garden
- Gas C/Heating & D/Glazing
- Comfortable 4 Bedroom Accommodation
- Two Bathrooms
- Smart Modern Kitchen/Diner Overlooking Garden
- Cost Bay Window Lounge with Open Fire
- Parking for up to 2 Cars
- Well Placed for Local School & Shop

280 Upton Road, Ryde, PO33 3HR

£279,950

Situated in the charming area of Haylands, Ryde, this delightful extended Victorian semi-detached house offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 1,173 square feet, the property boasts four comfortable bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, each featuring an open fire or log burner, perfect for cosy evenings in. The heart of the home is undoubtedly the smart modern kitchen/diner, which provides a wonderful space for family gatherings and entertaining. This area also offers direct access to the sunny 100ft west-facing garden and patio, where you can enjoy the outdoors and bask in the afternoon sun.

The property includes two well-appointed bathrooms, ensuring ample facilities for family and guests alike. With parking available for two vehicles, convenience is at your fingertips.

Situated on the periphery of town, this home is well-placed for local amenities, including a nearby school and shop, making it an excellent choice for families. The combination of its Victorian charm, modern updates, and prime location makes this property a must-see for anyone seeking a comfortable and stylish living space in Ryde. Don't miss the opportunity to make this lovely house your new home.



Accommodation

Porch

Entrance Lobby

Lounge

12'9 max to bay x 12'3 max (3.89m max to bay x 3.73m max)

Dining Room

11'1 plus recess x 10'9 (3.38m plus recess x 3.28m)

Built in Storage

Kitchen/Breakfast Room

15'11 max x 13'4 max (4.85m max x 4.06m max)

Utility Room

4'0 x 3'6 (1.22m x 1.07m)

Bathroom

9'9 max x 6'6 max (2.97m max x 1.98m max)

'L' Shaped

Landing

Loft hatch

Bedroom 1

12'9 max to bay x 12'3 max (3.89m max to bay x 3.73m max)

Loft hatch

Built in Storage

Bedroom 2

11'10 x 9'7 (3.61m x 2.92m)

Bedroom 3

10'10 x 8'5 (3.30m x 2.57m)

Bedroom 4

11'10 max x 5'10 max (3.61m max x 1.78m max)

Shower Room

6'6 x 5'1 (1.98m x 1.55m)

Parking

Parking hardstand with space for up to 2 vehicles

Workshop

13'6 x 8'6 (4.11m x 2.59m)

Power and light. Stable door. D/glazed window. Adjoins garden shed.

Tenure

Freehold

Council Tax

Band D



Gardens

A Magnolia tree is the centre-piece to the walled front garden. This area is laid to stone chippings and has a hedge boundary to one side. A gated side access leads to the rear garden passing the wood store on the way. The west facing 100ft long garden is neatly laid to lawn and framed by established beds and borders. A concrete path leads from the paved patio to the rear of the garden where the block built shed and workshop sits. Raised vegetable bed. Garden tap.

Flood Risk

Very Low Risk

Construction Type

Brick elevations. Cavity walls.

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

Broadband Connectivity

Up to Ultrafast fibre available

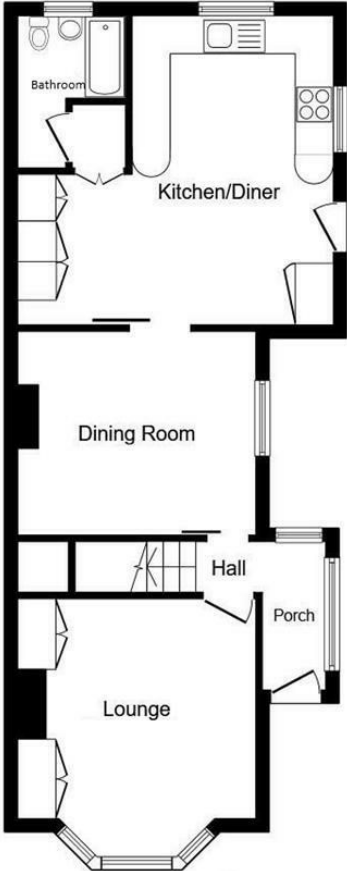
Services

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 fitments, 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			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Floor area 57.0 m² (614 sq.ft.)



First Floor
Floor area 54.5 m² (586 sq.ft.)

TOTAL: 111.5 m² (1,200 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

PROTECTED

Viewing: Date Time