



## 76 ASHEY ROAD RYDE, PO33 2UY

£285,000  
FREEHOLD

CHAIN FREE. Traditional 3 bedroom semi detached home situated on the outskirts of Ryde town, yet close to schools and some local amenities. Much bigger and more spacious than one would think. A great family home. An early viewing is highly recommended. Council tax band "C"

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SALES & LETTINGS

# 76 ASHEY ROAD



**Door to**

**Hallway**

Radiator. Under stairs storage. Stairs to first floor.

Doors to;

**Lounge 3.15 x 4.43. (10'4" x 14'6". )**

Double glazed bay window to front aspect.

Radiator. Feature fireplace with space for electric fire. TV point.

**Dining room 3.42 x 4.17 (11'2" x 13'8")**

Open fire with stone surround. Double glazed window to rear aspect. Radiator. Open to

**Kitchen 2.69 x 3.81 (8'9" x 12'5" )**

Matching wall, base and drawer units. Sink and drainer with mixer tap. Space for free standing cooker and fridge / freezer and washing machine. Wall hung vaillant boiler. Double glazed window to rear aspect and double glazed door to side aspect.

**Stairs to first floor**

**Landing**

Loft access. Double glazed window to side access .

Doors to:

**Bedroom 4.45 x 4.16 (14'7" x 13'7" )**

Double glazed bay window to front aspect.

Radiator. Additional double glazed window to front aspect.

**Bedroom 2.58 x 2.91 (8'5" x 9'6" )**

Double glazed window to rear aspect. Radiator.

Built in cupboard.

**Bedroom 3.65 x 2.60 (11'11" x 8'6")**

Double glazed window to rear aspect. Radiator.

**Bathroom**

Bath with shower over and folding glass screen.

Hand basin. Set in vanity storage. Low level WC.

Double glazed window to side aspect. Radiator.

**Outside**

REAR: Beautiful mature garden with an abundance of plants and shrubs.

FRONT: Path to front entrance. Small garden to front.

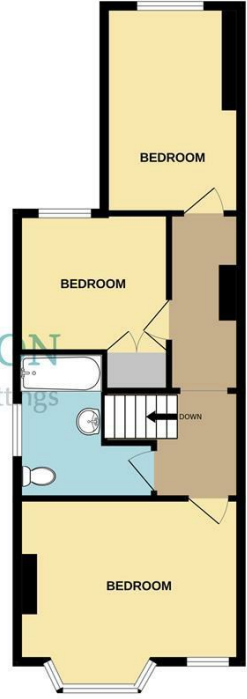
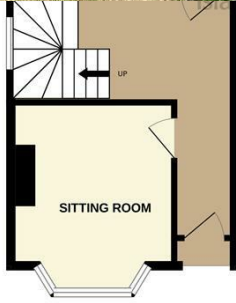
**Additional Information**

Council Tax band: "C"



# 76 ASHEY ROAD





GROUND FLOOR  
502 sq.ft. (46.3 sq.m.) approx.

1ST FLOOR  
505 sq.ft. (46.3 sq.m.) approx.

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Made with Metropix C0023



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| England & Wales                             |                         | 58      | 77        |
|   | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) A   |                         |         |           |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         |         |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |

# W | Williams

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements