ryde@wright-iw.co.uk

wright estate agency

- Pretty Detached Bungalow with Twin Bay Windows
- Double Glazed Conservatory
- Gated Driveway Parking
- Handy Utility Room
- Comfortable 2 Bedroom Accommodation
- Sought After Residential Road
- Smart Modern Shower Room
- Generous 22'9 Lounge/Diner
- Generous Shrub-Filled Gardens
- D/Glazing & Gas C/Heating

96 High Park Road, Ryde, Isle Of Wight, PO33 1BZ

£279,995

Welcome to Elmfield, Ryde - a charming location that could be the perfect setting for your new home! This delightful detached bungalow, built in the 1930's, boasts character features such as high ceilings and twin bay windows, adding a touch of elegance to the property.

With 1 particularly generous reception room, 2 cosy bedrooms, and a shower room, this home offers a comfortable living space for you and your family. The property also comes with a lovely conservatory overlooking the generous garden and gated parking for 1 vehicle.

One of the highlights of this property is the sizeable west-facing garden. Imagine enjoying a cup of tea in the sunshine or hosting a barbecue in this established outdoor space.

Elmfield, Ryde, offers a range of local amenities including two shops, a post office, bus routes, a petrol station, and a public house, providing everything you need just a stone's throw away.

Don't miss out on the opportunity to own this lovely bungalow in a desirable location with so much to offer. Book a viewing today and envision the potential this property holds for you!

Accommodation

Entrance Hall

Lounge/Diner
22'9" max x 13'11" max to bay (6.93m max x 4.24m max to bay)

Inner Hall
Loft Access

Kitchen
12'9" x 6'11" (3.89m x 2.11m)

Utility Room
9'6" x 2'11" (2.90m x 0.89m)

Conservatory
11'0" x 10'4" (3.35m x 3.15m)

Bedroom 1
10'11" including wardrobes x 9'3" (3.33m including wardrobes x 2.82m)

Bedroom 2
11'1" x 9'6" (3.38m x 2.90m)

Shower Room
6'7" x 5'3" (2.01m x 1.60m)

Separate W.C.

Gardens
The enclosed front garden is laid to lawn and edged by colourful shrubs. Gated side access leads to the rear garden. This generous space is awash with colourful plants and shrubs. Raised borders edge the central lawn and a concrete pathway leads to the far end of the garden where the sheds are situated. A cluster of ornamental trees sit to one side and a pair of fruit trees to the other. Mature hedges screen the garden at the rear and a paved patio sits off the conservatory as the ideal seating area. Potting shed. Greenhouse. Garden tap.

Parking
Double gates open on to the driveway space for a vehicle.

Tenure
Freehold

Council Tax
Band D

Construction Type
Rendered elevations under a slate roof

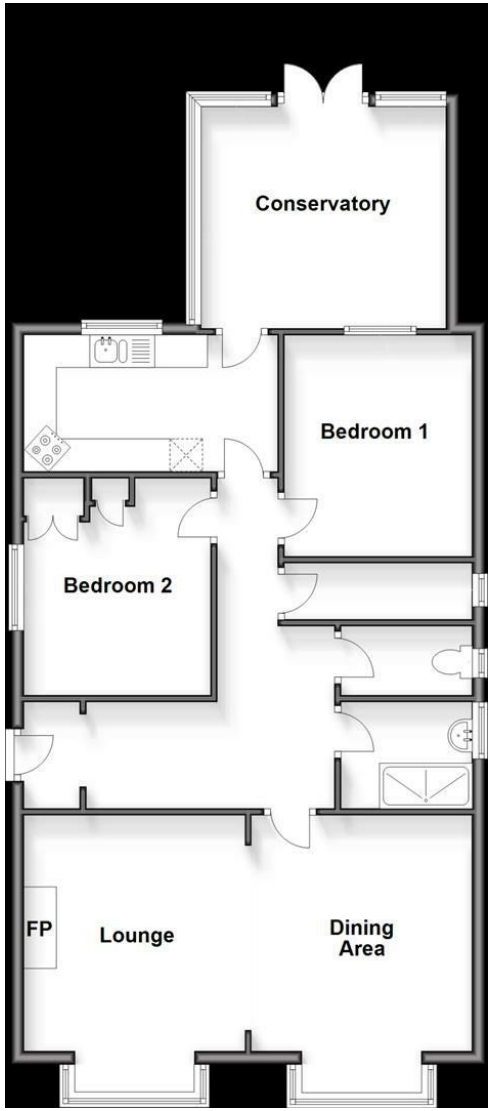
Flood Risk
Very Low Risk.

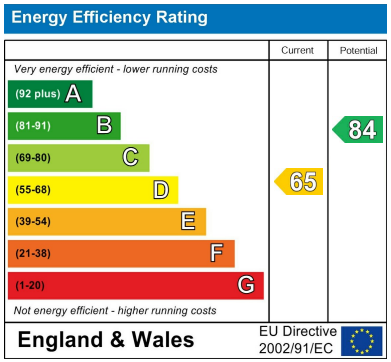
Mobile Coverage
Limited Coverage includes EE, O2, Three & Vodaphone

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

Services
Unconfirmed gas, electric, telephone, mains water, drainage and broadband.

Agents Notes
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.

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

naea | propertymark PROTECTED
The Property Ombudsman

Viewing: Date ..... Time .....