



wright  
estate agency  
wright-iw.co.uk  
**FOR SALE**  
Telephone 01983 611 511

- Individual Semi Detached House
- Generous 120ft Rear Garden
- Wonderfully Light Dining Room Adjoining the Kitchen
- Sitting Room, Utility Room (see notes) & Garden Office
- Comfortable 3/4 Bedroom 1 En Suite Accommodation
- Cosy Lounge with Log Burner
- Gas Central Heating & D/Glazing
- Surprisingly Good View of the Sea
- Garage (see notes) & Ample Driveway Parking
- Well Placed for Schools & Short Drive from Town

37 Ashley Road, Ryde, PO33 2UT

**£395,000**

Situated in the charming area of Ashey, Ryde, this delightful Victorian semi-detached house presents a unique opportunity for those seeking a blend of character and modern living. Just a short five-minute drive from the bustling town centre of Ryde, this property boasts an impressive four bedrooms and three reception rooms, providing ample space for family life or entertaining guests.

The exterior of the house is equally captivating, featuring a pillared frontage that adds to its historic charm. With parking available for up to five vehicles, convenience is assured. The extensive 120ft rear garden is a true highlight, offering a serene outdoor space perfect for relaxation or family gatherings.

Inside, the property is well presented, exuding a warm and homely atmosphere that invites you to settle in. The layout is both practical and flexible, making it easy to adapt the space to suit your lifestyle. From the upper floor, you can enjoy a delightful glimpse of the sea, a gentle reminder of the coastal beauty that surrounds this popular town.

This Victorian gem is not just a house; it is a home filled with character and potential, ideal for those looking to embrace the charm of Ryde while enjoying the comforts of modern living. Whether you are a growing family or simply seeking a peaceful retreat, this property is sure to impress.



# Accommodation

## Porch

## Entrance Hall

13'6" max x 7'3" max (4.11m max x 2.21m max)

## Lounge

13'0" max x 12'11" (3.96m max x 3.94m)

## Sitting Room

12'10" max x 11'11" (3.91m max x 3.63m)

## Dinning Room

16'0" x 9'6" (4.88m x 2.90m)

## Kitchen

12'8" x 6'5" (3.86m x 1.96m)

## Walk-in Larder

## 1st Floor Landing

## Bedroom

12'11" x 12'11" max (3.94m x 3.94m max)

## Bedroom

11'11" x 11'9" (3.63m x 3.58m)

## En-Suite Shower Room

## Bedroom

10'1" x 8'0" (3.07m x 2.44m)

## Built in Airing Cupboard

## Bathroom

6'6" x 5'11" (1.98m x 1.80m)

## 2nd Floor Landing

## Bedroom

12'10" plus wardrobes x 10'1" (3.91m plus wardrobes x 3.07m)

## Detached Garage

12'6" x 11'5" (3.81m x 3.48m)

Doubles doors. Power & Lighting. Wall mounted gas boiler. Partially converted to rear to form utility room.

## Utility Room

10'8" x 9'3" (3.25m x 2.82m)

Plumbing for Washing Machine. Spaces for over spill appliances. Fitted worktops and butler sink. Space for tumble dryer. Double glazed door.



**Outhouse W.C.**  
Gardeners Loo.

**Garden Office**  
8'2" x 6'4" (2.49m x 1.93m)

Window to side. Door to side. Currently used as a log store.

**Driveway**  
Brick pillars sit either side of the entrance to the extensive brick paved driveway. Spaces for 3 to 4 vehicles.

**Gardens**  
The walled frontage includes lawned areas either side of the driveway. Gravelled areas offer additional space to park Gated side access to rear garden. This generous lawn garden measures some 120ft in length. A raised bed to one side contains ornamental trees and a pathway runs the full length of the garden. Greenhouse. Garden taps. Fence boundaries. A paved terrace sits off the rear of the house accessed from the living and dining room. Raised fish pond and water feature.

**Tenure**  
Freehold

**Council Tax**  
Band D

**Construction Type**  
Brick built cavity wall

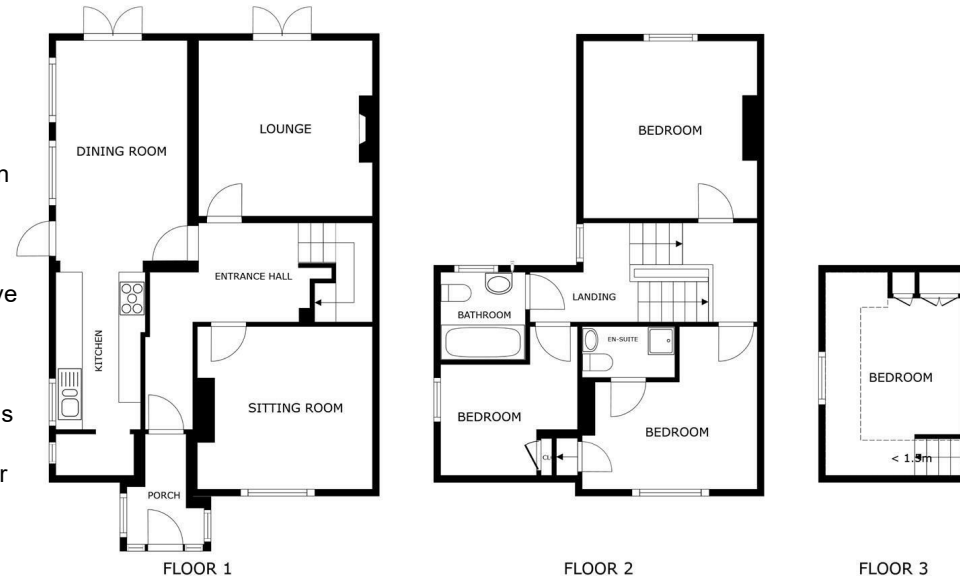
**Flood Risk**  
Very Low Risk

**Mobile Coverage**  
Coverage includes EE & O2. Limited coverage from Vodafone & Three.

**Broadband Connectivity**  
Wightfibre and Openreach Networks. Up to Ultrafast Speeds Available.

**Services**  
Unconfirmed gas, electric, telephone, mains water, broadband 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.



GROSS INTERNAL AREA  
FLOOR 1 70.6 m<sup>2</sup> FLOOR 2 55.0 m<sup>2</sup> FLOOR 3 8.3 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 6.0 m<sup>2</sup>  
TOTAL : 133.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

PROTECTED

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