



- Impressive Victorian Semi Detached House
- Equally Comfortable Combined Dining & Sitting Room
- Two Stunning Bathrooms With Separate Showers
- Sunny South Facing Garden
- Spacious 2 Bedroom Accommodation (formerly a 3 Bedroom)
- Driveway Parking for Three Vehicles
- 10 to 15 Min Walk from Town Centre
- Generous Twin Aspect Lounge with Feature Fireplace
- (19'7 x 11'11) Garage (former stable) with Loft space
- Well Placed for Local Shop, Buses & Schools

15 Upton Road, Ryde, PO33 3DX

£375,000

Situated in the charming area of Haylands, Ryde, this semi-detached Victorian house presents a delightful blend of character and modern living. Spanning an impressive 1,259 square feet, the property boasts two spacious reception rooms, each adorned with feature fireplaces that create a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The home features two well-proportioned bedrooms and two bathrooms, ensuring ample space for comfortable living. High ceilings throughout enhance the sense of space and light, while the eclectic interior design adds a unique touch that sets this property apart from others on the market.

The rear garden, though modest in size, benefits from a sunny southerly aspect, making it an ideal spot for enjoying the outdoors. Established trees provide a sense of privacy and shade, creating a tranquil retreat right at your doorstep.

Convenience is key, with a local shop just a short stroll away and the bustling town centre reachable within a 10 to 15-minute walk. This location offers the perfect balance of peaceful living while remaining close to essential amenities.

This Victorian home is not just a house; it is a unique opportunity to own a piece of history, filled with charm and character. Whether you are looking for a family home or a stylish retreat, this property is sure to impress



Accommodation

Porch

Entrance Hall

Built-in Storage

Lounge

16'0" max x 15'1" into bay (4.88m max x 4.60m into bay)

Sitting Room/Dining Room

16'1" max x 11'11" (4.90m max x 3.63m)

Kitchen

10'1" x 9'11" (3.07m x 3.02m)

Utility Cupboard

Rear Lobby & Recess

Bathroom

8'5" x 7'5" max (2.57m x 2.26m max)

Lean-to/Sun Room

14'5" x 5'6" (4.39m x 1.68m)

Landing

Loft Hatch

Seperate W.C.

Bedroom 1

14'11" plus recess x 11'11" (4.55m plus recess x 3.63m)

En-Suite

10'2" x 9'11" (3.10m x 3.02m)

Former 3rd Bedroom

Bedroom 2

16'0" max x 15'1" max to bay (4.88m max x 4.60m max to bay)

Garage

19'7" x 11'11" (5.97m x 3.63m)

Former stables. Large double doors. Power and lighting. Window and door to side accessing garden. Concrete floor. (11'11" x 6'1") Store Room stairs to (25'1" x 5'8") Loft Space. Window to gable. Ideal storage facility.



Driveway

Spaces for three vehicles in tandem.

Gardens

The pretty frontage is awash with well tended established shrubs. A gated side access via the driveway leads to the rear garden. This Sunny South facing garden has been designed as a private area to sit and relax enjoying the Sunny orientation. Well placed ornamental trees and shrubs help to create the welcomed privacy. The garden is hard landscaped to help keep maintenance to a minimum. Hot tub area to one corner. Fence and wall boundaries enclose the garden on all sides. Garden tap.

Tenure

Long leasehold 800 years from 1861

Council Tax

Band D

Construction Type

Cavity wall

Flood Risk

Very Low Risk

Mobile Coverage

Coverage: EE Limited Coverage: O2, Three & 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.

GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1390 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 operability or efficiency can be given.
Made with Metropix ©2023

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		56	73
(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.



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



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



PROTECTED



Viewing: Date Time