



Guide Price £265,000

65 LONGMEAD ROAD, RYDE, ISLE OF WIGHT, PO33 2TW



WELL PROPORTIONED AND SET WITHIN LARGE PRIVATE PLOT!

A spacious **DETACHED HOUSE** - built circa mid 1950's - believed to have originally been constructed to house the local constabulary. Set within a popular road in Ryde, the property is convenient for the town centre and its range of independent shops and eateries, plus a short distance to schools, Island/mainland transport links and the lovely beaches. The welcoming entrance hall leads to the fitted kitchen which opens into the lean-to sun room. There is a designated dining room which flows into the very comfortable sitting room (with **LOG BURNER**). The first floor comprises 3 **BEDROOMS** and a modern family bathroom. Set within a generous square plot, a particular feature of this property is the large **REAR GARDEN** which extends approximately 70 ft and is has a feel of openness, offering ample privacy. Added benefits include the driveway **PARKING** and **GARAGE** - offering ample opportunity to extend to the rear or side should one wish (subject to usual permissions). This residence offers the new owner a blank canvas to make improvements where they feel necessary and will make someone a lovely home. * **PLEASE VIEW THE VIRTUAL TOUR***

ACCOMMODATION:

Glazed door to the **STORM PORCH** with glazed door to:

ENTRANCE HALL:

A welcoming hall with stairs to the first floor with cupboard beneath. Door to:

KITCHEN:

Fitted kitchen with a range of grey painted eye and base level units with a contrasting, laminate worktop incorporating 1.5 bowl white composite sink unit with mixer tap. Double glazed window and door to Lean-to. Sliding door to Dining Room.

LEAN TO:

Accessed off the kitchen with a utility area and plumbing for washing machine. Windows and door to the garden.

DINING ROOM:

Well proportioned room with double glazed windows to rear. Vinyl flooring. Radiator. Storage cupboard. Archway through to Sitting Room.

SITTING ROOM:

A comfortable and cosy room with a log burner. Stylish vertical radiator. Down lighters. Vinyl flooring. Double glazed window to front.

FIRST FLOOR LANDING:

First floor landing with fitted cupboard. Ladder style radiator. Access to loft hatch. Doors to:

BEDROOM 1:

Double bedroom with double glazed window to front. Fitted wardrobes. Fitted carpet. Radiator.

BEDROOM 2:

Double bedroom with double glazed window over-looking rear garden with distant Solent/mainland views. Fitted carpet. Radiator.

BEDROOM 3:

Single bedroom with double glazed window to front. Fitted carpet. Radiator. Built in over-stairs cupboard over the stairs housing a 'I-Mini ' gas combination boiler.

BATHROOM:

Fully tiled family bathroom comprising P-shaped bath with shower over and scree; low flush WC; vanity wash hand basin. Double glazed window to rear.

GARDEN:

A very good sized, square garden extending to approximately 70ft. Terraced area with the rest being mainly laid to lawn.

DRIVEWAY and GARAGE:

Metal gates and driveway for one vehicle leading to the single garage.

TENURE:

Freehold

USEFUL PROPERTY FACTS:

Flood Risks: Very Low

Council Tax Band: D - 24/25 = £2433.67

Energy Performance Rating: D

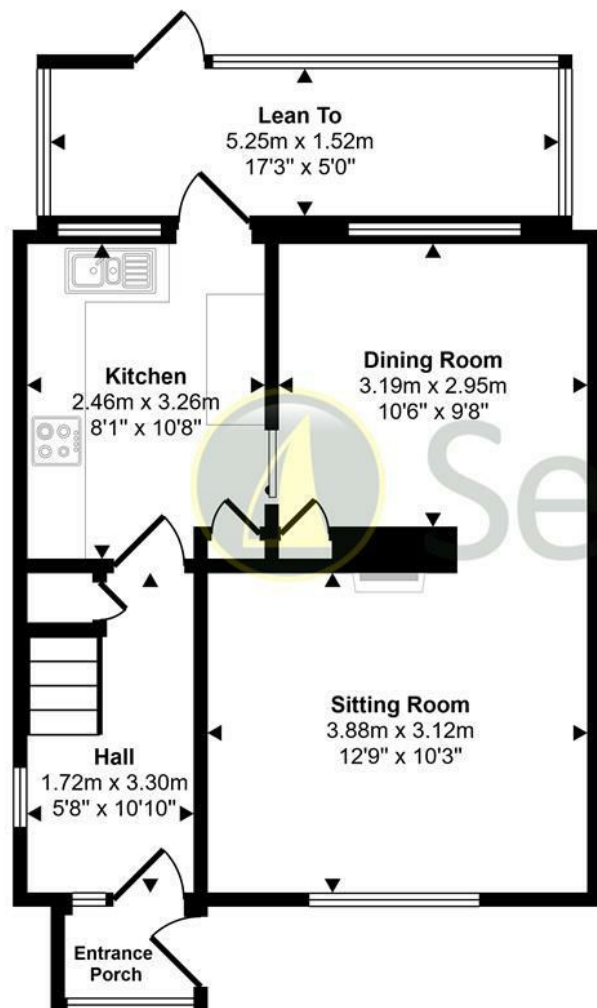
Conservation Area: No

Listed Building: No

DISCLAIMER:

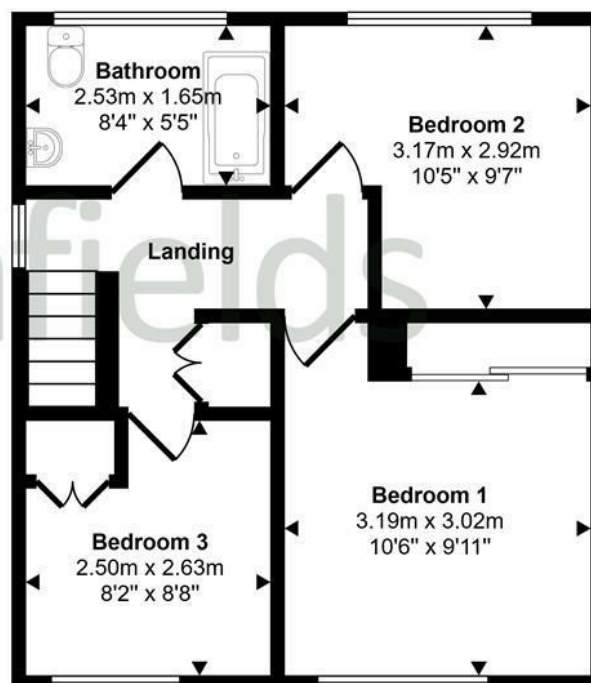
Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
89 sq m / 955 sq ft

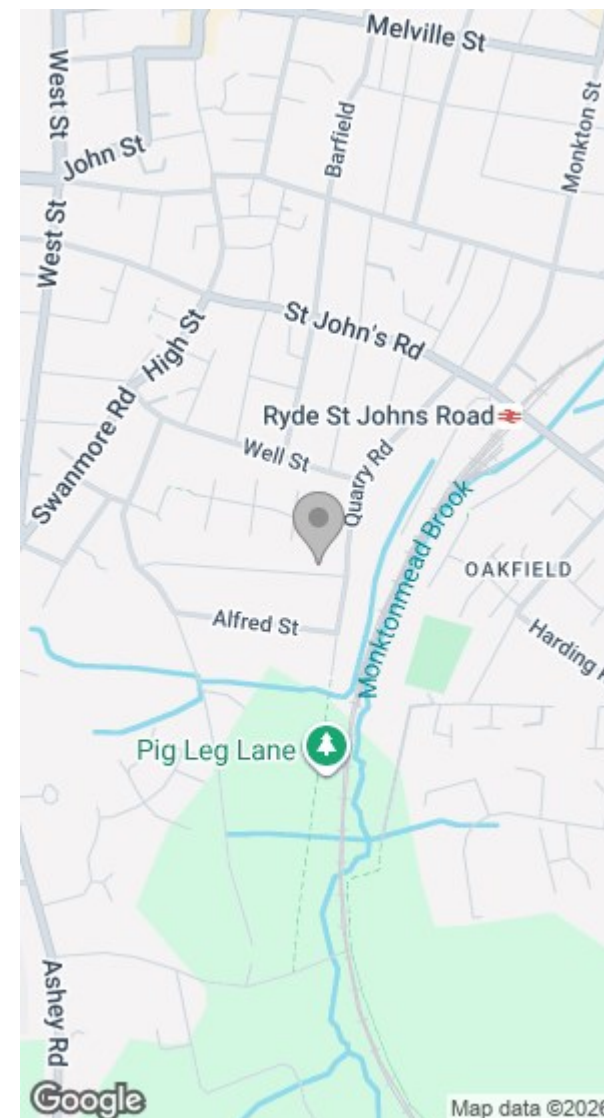


Ground Floor
Approx 50 sq m / 533 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 39 sq m / 421 sq ft



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

