



- No Onward Chain
- Comfortable 3 Bedroom Accommodation
- 14'0 Lounge Adjoining Dining Room
- D/Glazing & Gas C/Heating
- Huge Potential to Modernise Throughout
- Peaceful Residential Cul-de-Sac
- Generous 68ft Rear Garden & Patio
- Dated Modern Semi Detached House
- Garage & Driveway Parking
- Well Place for Comprehensive Local Amenities

23 Marlborough Close, Ryde, PO33 1AP

Offers In The Region Of £200,000

Positioned in a peaceful cul de sac of Elmfield, Ryde, this charming semi-detached house from around the 1970s presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those seeking extra space for entertaining.

The house is bathed in natural light, providing a warm and welcoming atmosphere throughout. It overlooks its own lawned gardens at both the front and rear, offering a delightful outdoor space for relaxation and play. The generous 68ft rear garden is particularly noteworthy, as it not only enhances the appeal for families and gardening enthusiasts but also provides ample room for potential extensions, subject to planning permission.

Convenience is key, as the property is just a level walk away from local amenities and bus routes, ensuring easy access to everything you need. Additionally, the driveway accommodates parking for two vehicles, while a garage at the side adds further practicality.

This home, with its dated charm, is brimming with potential for modernisation and improvement, allowing you to tailor it to your personal taste and lifestyle. Whether you are a first-time buyer or looking to invest in a property with room to grow, this semi-detached house in Elmfield is a wonderful opportunity not to be missed.



Accommodation

Entrance Hall

Storage Alcove

Lounge

14'0" x 13'3" (4.27m x 4.04m)

Dining Room

8'4" x 8'2" (2.54m x 2.49m)

Kitchen

8'10" x 8'4" (2.69m x 2.54m)

Landing

Loft Hatch

Built-in Airing Cupboard

Bedroom 1

10'11" x 10'0" plus wardrobes (3.33m x 3.05m plus wardrobes)

Bedroom 2

10'11" including wardrobes x 9'10" (3.33m including wardrobes x 3.00m)

Bathroom

7'2" x 5'3" (2.18m x 1.60m)

Bedroom 3

7'4" x 6'1" (2.24m x 1.85m)

Gardens

The frontage is laid to lawn with a flower border to one side. A climbing plant travels up to porch stanchion. A gated side access leads to the rear garden. It measures some 68ft in length and is enclosed by fence and hedge boundaries. A row of mature xx sit along the rear boundary. The garden is laid to lawn and a patio sits off the rear of the house accessed via the dining room. Concrete pathways. Garden shed.

Garage

16'11" x 8'6" (5.16m x 2.59m)

With an up and over door.

Driveway

Parking for two vehicles. Scope to extend capacity within the frontage.

Tenure

Freehold

Council Tax

Band C



Construction Type
Cavity wall.

Flood Risk
Low Risk from Surface Water. Very Low Risk from River & Sea.

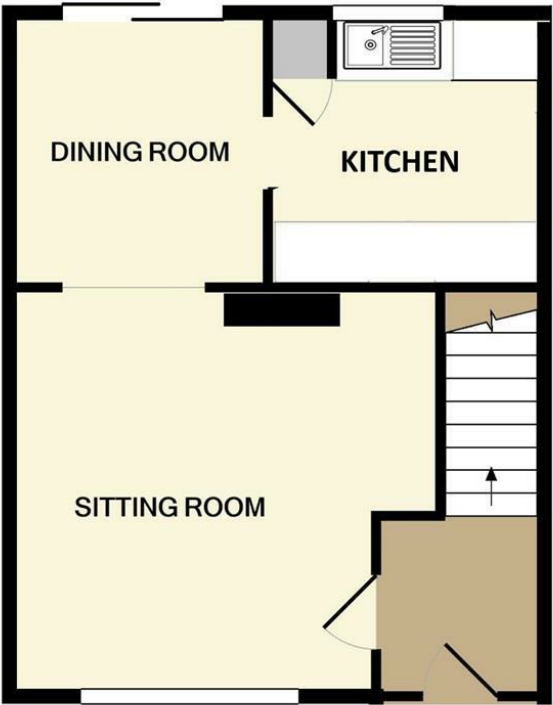
Mobile Coverage
Limited Coverage: EE, O2, Vodafone.

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

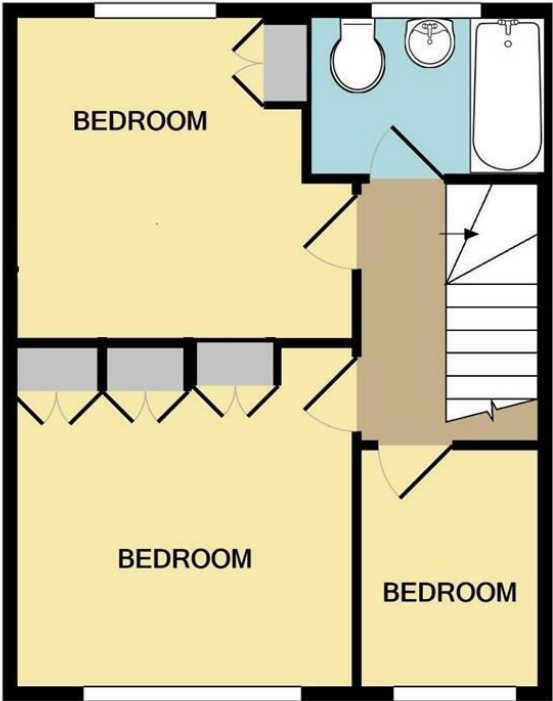
Bats in loft
We understand from the sellers that there are currently bats in the loft space.

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

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.



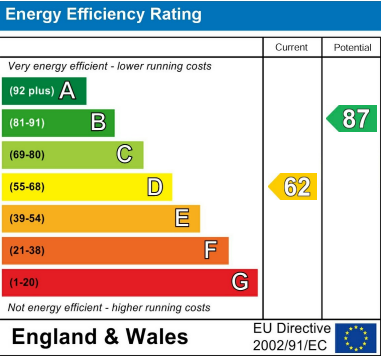
GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 805 SQ.FT. (74.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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.



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PROTECTED



Viewing:

Date

Time