

Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

262, Upton Road

Ryde, PO33 3HX



£240,000
FREEHOLD



Situated on the outskirts of the seaside town of Ryde, this fantastic mid-terrace property boasts three double bedrooms, spacious living accommodation as well as offering a garage with a parking space.

- Unique 1970's mid terrace house
- Spacious open plan living with a conservatory
- Sympathetically updated into modern living
- Garage and off-road parking for one
- Convenient for amenities, schools, and travel links
- Three double bedrooms
- Naturally bright interiors throughout
- Delightful front and rear gardens
- Plenty of countryside walks on the doorstep
- Double glazing and gas central heating

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Sympathetically refurbished over the last 6 years, this fantastic property offers a family friendly layout with a large open-plan kitchen-diner leading through to a conservatory, as well as leading to the kitchen and a spacious hallway with a ground floor cloakroom. The naturally light interiors continue onto the first floor where there is a skylight, flooding this space with sunshine and leading three double bedrooms and a contemporary family shower room. An additional benefit of the property is a storage room which provides a further storage space as well as housing the gas combination boiler.

Situated within the peaceful, semi-rural area of Haylands in Ryde, many enviable amenities are located just minutes from the property which include boutique shops, supermarkets and a superb choice of eateries. A recreation ground with a children's play area is located nearby and there are good local schools within the area at primary and secondary level. Ryde seafront is also nearby which provides access to high-speed foot-passenger ferry services to the mainland and boasts long stretches of sandy beaches with numerous seaside activities such as bowling, laser quest and an open-top swimming pool. 262 Upton Road is well positioned for travel links with the Fishbourne to Portsmouth car ferry service located just a 12-minute drive away and regular transport connections across the island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated along Ryde Esplanade.

Welcome to 262 Upton Road

A low maintenance front garden with a mixture of gravel, small plants and decorative features offers a lovely welcome to the property. There is a pathway up to the front door and the covered porchway with two storage areas.

Entrance Hall

extending to 11'7" (extending to 3.55m)

This welcoming entrance hall offers ample space to store coats and shoes as well as providing a ground floor cloakroom, which are all essentials for a family home. The space also has a large storage cupboard plus plenty of space under the stairs.

Cloakroom

6'3" x 3'9" (1.91m x 1.15m)

This handy ground floor cloakroom is fully equipped with a w.c and a hand basin, plus there is also an extractor.

Kitchen

9'10" x 8'11" (3.02m x 2.74m)

Benefitting from a window to the front aspect with views over the rear garden, this kitchen offers plenty of storage with space for a washing machine and fridge freezer, plus there is an integrated electric hob and oven under. An extractor fan and a 1.5 sink and drainer can also be found integrated with the wood effect worktops. The grey base and wall cabinets around the room give the space a modern feel whilst keeping the room light and airy.

Lounge-Diner

20'10" x 11'1" max (6.37m x 3.39m max)

Naturally lit from the large window to the front aspect, this fantastic room offers ample space for dining and living furniture as well as making it a fantastic social space for friends and family. The space has a wooden flooring which can also be found through the entrance hall and the space is neutrally decorated with a panel effect wallpaper feature wall. A window to the rear looks to the conservatory and to the garden beyond.

Conservatory

11'8" x 7'4" (3.57m x 2.25m)

This fantastic addition to the home enjoys views over the rear garden with space for lounging furniture. A UPVC stable door to the rear garden is a great space to enjoy a good book, a bit of breakfast, or even just to take in the peaceful surroundings, the space leads out to the decking area and garden.



First Floor Landing

extending to 9'1" (extending to 2.79m)

Flooded with sunshine from the skylight, this light and airy landing space has access to three double bedrooms, the shower room and a storage cupboard.

Bedroom One

11'4" x 10'8" (3.46m x 3.26m)

Presenting a double bedroom with a window to the front aspect, this space finished with neutral carpets that flow through most of the first floor and offers ample space for additional bedroom furniture.

Bedroom Two

12'9" max x 9'11" (3.89m max x 3.03m)

A window to the rear aspect enjoys views over the garden and the surrounding greenery whilst offering ample space for a double bed and furniture. The space is decorated with a stone effect wallpaper and forest green walls.

Bedroom Three

8'11" x 8'5" max (2.72m x 2.59m max)

Currently set up as a home office, this bedroom has previously been used as a double bedroom with a fitted wardrobe. The floor is partially carpeted over painted wooden floorboards and there is a window to the rear aspect.

Shower Room

7'3" into shower x 5'2" (2.21m into shower x 1.59m)

Fully equipped with a large walk-in shower, fitted with a rainfall shower head, a unit incorporating a w.c. and a hand basin, this shower room is neutrally tiled and offers a large cupboard with space for storage. The space is warmed by a chrome heated towel rail.

Garden

Planted with several shrubs and bushes, this lovely garden space is laid to lawn with artificial grass and offers a lovely, private garden space to sit and enjoy the peaceful surroundings. There is a secluded, decked area in the garden which catches the afternoon sun, plus there is space for a shed towards the back of the garden. A handy pathway from the back of the garden acts as a side access and leads out to the street to the front of the property.

Garage & Parking

15'8" x 8'1" (4.8m x 2.48m)

Situated to one side, this garage provides space one car as well as being an additional space for storage. The garage benefits from a space in front which makes an ideal spot for an off-road parking space.

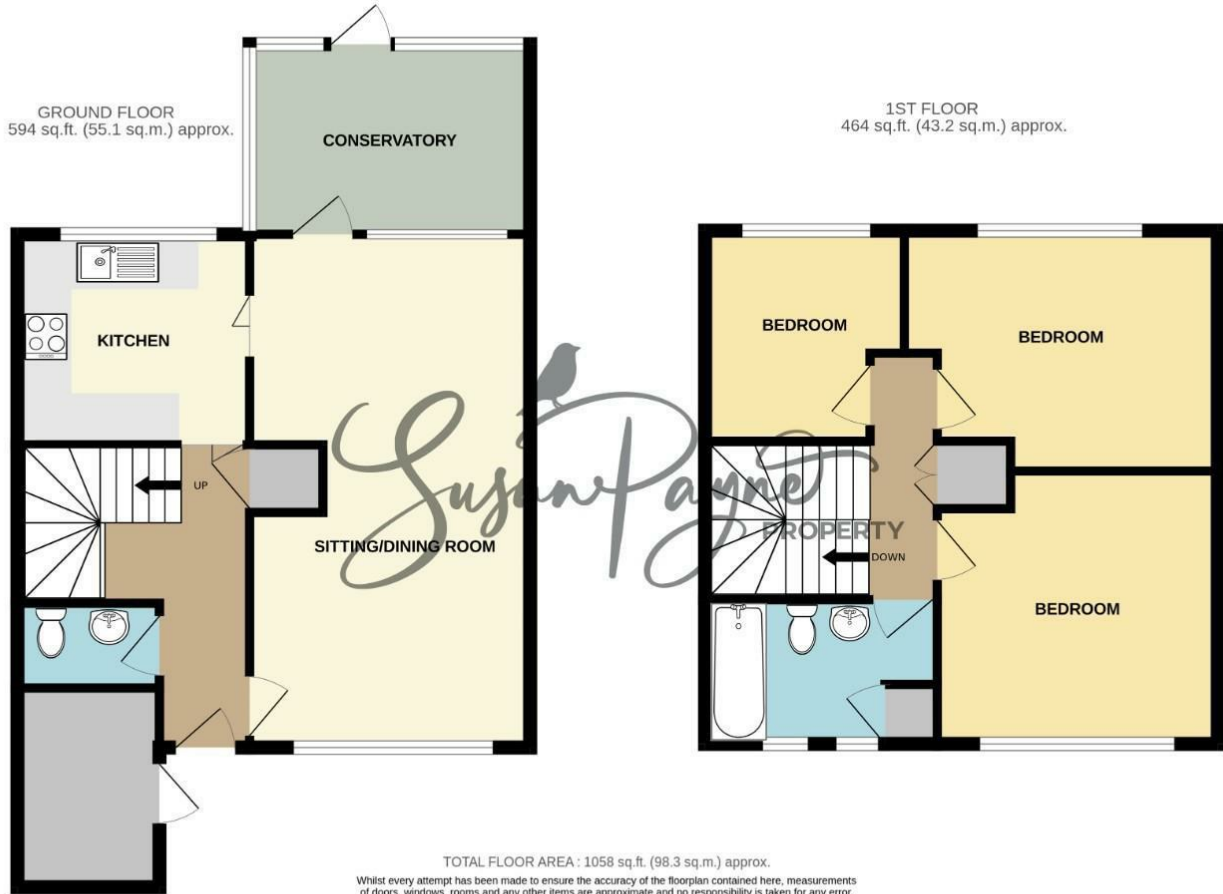
262 Upton Road presents a fantastic opportunity to acquire a unique three-bedroom property which is filled with natural light and offers spacious accommodation with a garden and a garage. An early viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

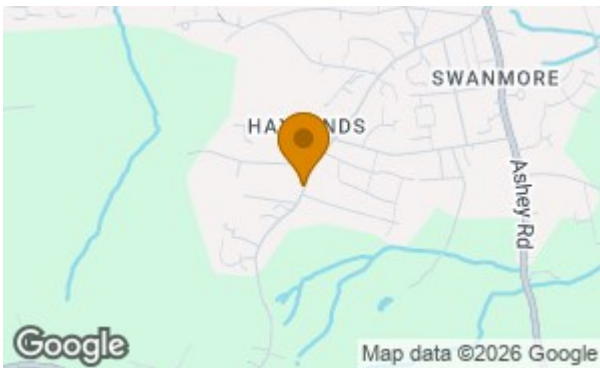
Council Tax Band: C (approx. £2,163.27 pa – Isle of Wight Council Website (2024/2025))

Services: Mains water, gas, electricity, and drainage



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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.
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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	85
	EU Directive 2002/91/EC		

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

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.