



- No Onward Chain
- Tucked Away in Cul de Sac in Central Ryde
- Convenient Position Yards from Town Centre & Buses
- Handy Utility Lean-to & Cloakroom W.C.
- Circa 1960 Built Semi Detached House
- Well Presented Dated Interior - Potential to Modernise
- En Bloc Garage In Cul de Sac
- Comfortable 3 Bedroom Accommodation
- Lawned Pretty Gardens
- D/Glazing (mostly) & Gas C/Heating

3 Partlands Close, Ryde, PO33 2UB

£240,000

Situated in the tranquil Partlands Close, Ryde, this charming semi-detached house from the 1960s offers a delightful blend of comfort and potential. Tucked away in a peaceful cul-de-sac, the property boasts a central location that is both convenient and inviting.

As you step inside, you will find a well-presented interior that, while dated, provides a fantastic opportunity for the new owner to personalise and modernise according to their own tastes. The house features a spacious family lounge overlooking the garden, which is perfect for relaxation and entertaining. The kitchen/diner layout is particularly appealing, catering to the needs of modern family life.

This home comprises three bedrooms, providing ample space for a growing family or guests. The bathroom is functional, and the addition of a lean-to utility room and a cloakroom W.C. enhances the practicality of the living space.

Outside, the property is surrounded by well-kept lawned gardens, with the rear garden facing west to capture the sun late into the day. This outdoor space is ideal for enjoying warm summer evenings or for children to play.

With parking available within the en bloc garage and in the close, this semi-detached house is not only a lovely home but also a canvas for your imagination. Whether you are looking to settle down or invest, this property presents a wonderful opportunity in a sought-after area.



# Accommodation

## Porch

## Entrance Hall

11'3" x 6'1" (3.43m x 1.85m)

## Built-in Storage

## Lounge

14'1" max to recess x 11'10" (4.29m max to recess x 3.61m)

## Kitchen/Diner

18'4" x 10'3" max (5.59m x 3.12m max)

## Utility Room

12'4" x 5'9" (3.76m x 1.75m)

## Cloakroom W.C.

## Landing

## Bedroom 1

12'7" x 10'11" (3.84m x 3.33m)

## Bedroom 2

9'11" x 8'10" plus wardrobes (3.02m x 2.69m plus wardrobes)

## Bedroom 3

9'0" x 6'11" (2.74m x 2.11m)

## Bathroom

7'11" x 5'7" (2.41m x 1.70m)

## Gardens

The walled frontage is neatly laid to lawn framed by well kept shrub borders. Side access to rear garden. This west facing lawned garden is fully enclosed by fence boundaries. Its shrub borders bring an array of colour. A brick built BBQ and walled enclosure sits to one corner. Paved patio area. Garden tap. Garden shed.

## Garage

17'6" x 8'11" (5.33m x 2.72m)

With an up and over door. En bloc garage within Partlands Close.

## Tenure



**Council Tax**  
Band C

**Flood Risk**  
Very Low Risk

**Mobile Coverage**  
Coverage Includes: EE Limited Coverage Includes: O2 & Vodafone

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

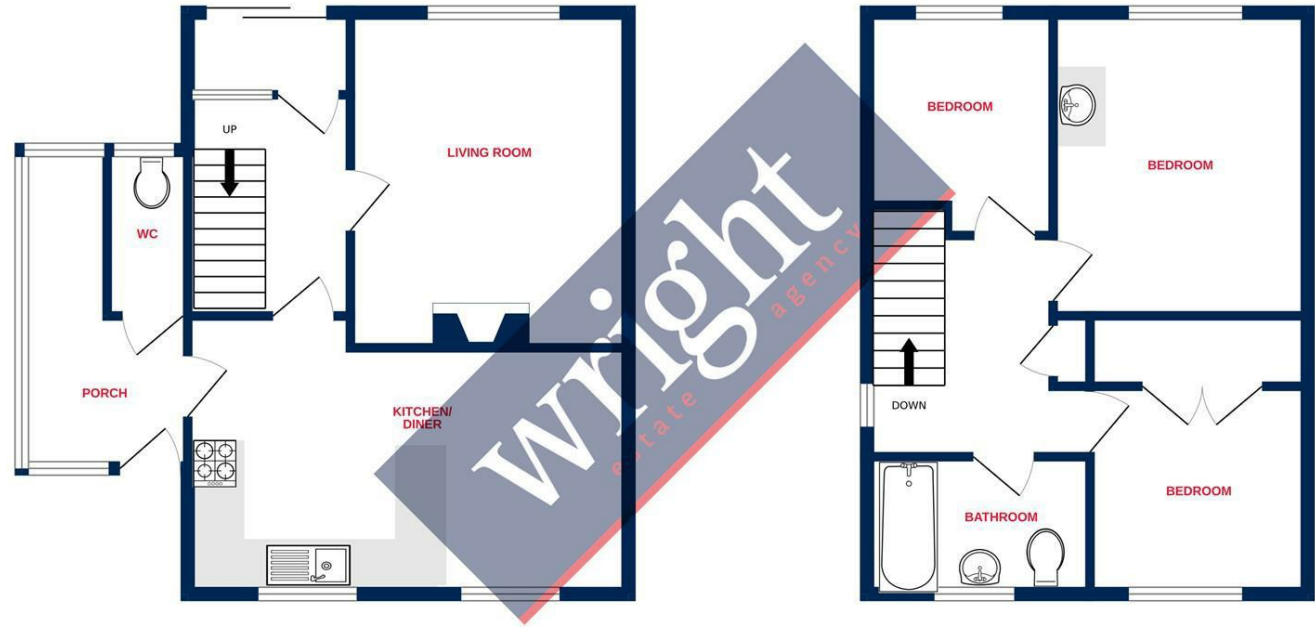
**Construction Type**  
Brick elevations. Concrete tile roof. Cavity walls.

**Services**  
Un-tested 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

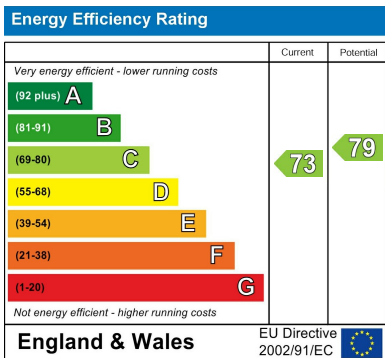
GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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**Viewing:**      Date .....      Time .....