ryde@wright-iw.co.uk

wright
estate agency

- No Onward Chain
- Spacious 19'7 Lounge
- Generous 100ft Rear Lawn Garden
- Well Placed for Buses, Local Shop, Petrol Station & Supermarket
- Circa 1950's Detached Bungalow
- Garage to Rear with Limited Access
- Gated Parking with Shared Entrance
- Comfortable 2 Bedroom Accommodation
- Study/Work From Home Office
- In Need of Modernisation Throughout

71 Great Preston Road, Ryde, Isle Of Wight, PO33 1EF

Offers In The Region Of £249,950

Found along Great Preston Road in the charming town of Ryde, this delightful detached bungalow, built in the 1950s, presents a wonderful opportunity for those looking to create their dream home. Spanning an impressive 903 square feet, the property boasts a sensible layout with spacious rooms that are ready to be modernised to suit your personal style.

Upon entering, you will find a central hall that connects all the living spaces, providing a sense of separation and privacy for the occupants. The large lounge is perfect for relaxation and entertaining, while the kitchen/diner, which offers direct access to the garden, is ideal for family meals and gatherings.

The bungalow features two comfortable bedrooms and a fully tiled shower room, making it a practical choice for couples or retirees. The outdoor space is particularly noteworthy; a mature hedge-lined garden extends approximately 100 feet, offering a gardener's paradise where you can cultivate your green thumb.

For parking, the brick-paved driveway accommodates two vehicles. While the garage at the rear may have limited access, it can serve as a useful workshop or storage area. If you like other travel options being on a bus route will make life a little easier.

This property is not just a home; it is a canvas awaiting your creative touch. With its prime location and potential for modernisation, this bungalow is a rare find in Ryde. Don't miss the chance to make it your own.

Accommodation

Porch

Entrance Hall
14'4" x 5'10" (4.37m x 1.78m)

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

Kitchen/Diner
14'9" x 11'4" max (4.50m x 3.45m max)

Bedroom 1
14'10" x 11'10" (4.52m x 3.61m)

Bedroom 2
13'3" max to bay x 10'11" (4.04m max to bay x 3.33m)

Study
8'6" x 5'10" (2.59m x 1.78m)

Shower Room
8'6" max x 6'10" (2.59m max x 2.08m)

Gardens
The hedge-lined frontage is brick paved for parking purposes. Gated side access to rear garden. This extends some 100ft and is laid to lawn. The garden is framed by mature hedge-lined boundaries creating a feeling of privacy. Concrete patio area. Garden tap.

Parking
Space for 2 cars.

Garage (limited access)
16'3" x 8'0" (4.95m x 2.44m)
Storage only- not accessible by car. Ideal for motorbikes, workshop etc. Brick built construction with an up and over door, power & lighting. Window to side.

Council Tax
Band C

Tenure
Freehold

Construction Type
Brick elevations. Tiled roof. Cavity walls.

Flood Risk
Very Low Risk

Mobile Coverage
Limited Coverage: O2

Broadband Connectivity
Openreach and Wightfibre Networks. Up to Ultrafast available.

Services
Gas, electric, water and drainage - not tested

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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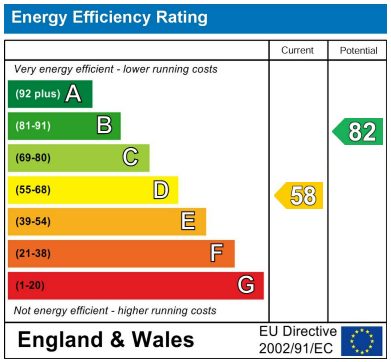

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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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