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wright  
estate agency



- No Onward Chain
- Well Presented Interior Yet Dated Interior
- Peaceful Residential Location
- Well Placed for Local School & Recreation Park

- 83sqm Modern Terraced House
- Exciting Potential to Modernise
- Integral Garage & Driveway Parking

- Comfortable 3 Bedroom Accommodation
- 23'2 Open Plan Lounge/Diner
- Enclosed West facing Garden

10 Oakwood Road, Ryde, Isle Of Wight, PO33 3JS

£230,000



Situated in the charming area of Haylands, Ryde, this well-presented modern terraced house offers a delightful blend of comfort and potential. Built in the 1970's, the property is ready for you to move in and make it your own, while also providing an exciting opportunity for further modernisation.

As you enter, you are greeted by a generous open plan lounge and dining area, which overlooks the gardens at both the front and rear, creating a bright and airy atmosphere. This space is perfect for entertaining guests or enjoying family time. The house boasts three comfortable bedrooms, making it an ideal choice for growing families seeking a welcoming home.

The property also features a sizeable bathroom and an integral garage, along with driveway parking for a vehicle, ensuring convenience for you and your guests. The location is particularly advantageous, being well-placed for the local school and just a short distance from a nearby recreation park, perfect for outdoor activities and family outings.

This terraced house in Haylands is not just a home; it is a canvas for your personal touch, offering both comfort and the potential for enhancement. Whether you are a first-time buyer or looking to settle down with your family, this property is a wonderful opportunity that should not be missed.





# Accommodation

## Porch

4'4" x 4'2" (1.32m x 1.27m)

## Lounge/Diner

23'2" x 12'4" max (7.06m x 3.76m max)

## Kitchen

9'10" x 7'8" (3.00m x 2.34m)

## Inner Lobby

5'6" x 5'1" (1.68m x 1.55m)

## Built-in Storage

## Landing

## Bedroom 1

12'9" x 10'4" (3.89m x 3.15m)

## Bedroom 2

10'5" x 9'11" (3.18m x 3.02m)

## Bedroom 3

9'11" x 8'3" (3.02m x 2.51m)

## Bathroom

9'11" x 5'6" (3.02m x 1.68m)

## Garage

17'7" x 8'0" (5.36m x 2.44m)

With an up and over door, power and lighting.

Electric meter. Gas meter.

## Driveway

Space for a vehicle

## Gardens

The frontage has been laid to coloured chippings for ease of maintenance. The to rear, the West facing garden has an artificial lawn framed by a shrub border. Paved patio and graveled terrace. Gated rear access. Fence boundaries enclose the garden on all sides. Garden tap. The Westerly orientation of the garden should attract the sun late into the day.

## Tenure

Long leasehold. 1000 years from 1858.



**Council Tax**  
Band C

**Flood Risk**  
Very Low Risk

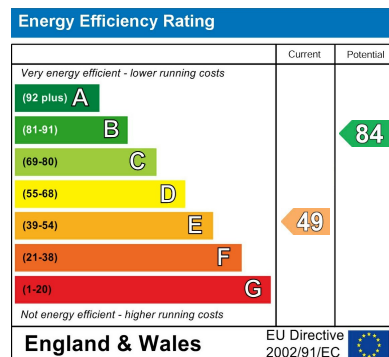
**Mobile Coverage**  
Limited Coverage Includes: EE & Vodafone

**Broadband Connectivity**  
Openreach & Wightfibre Networks. Up to Ultrafast available.

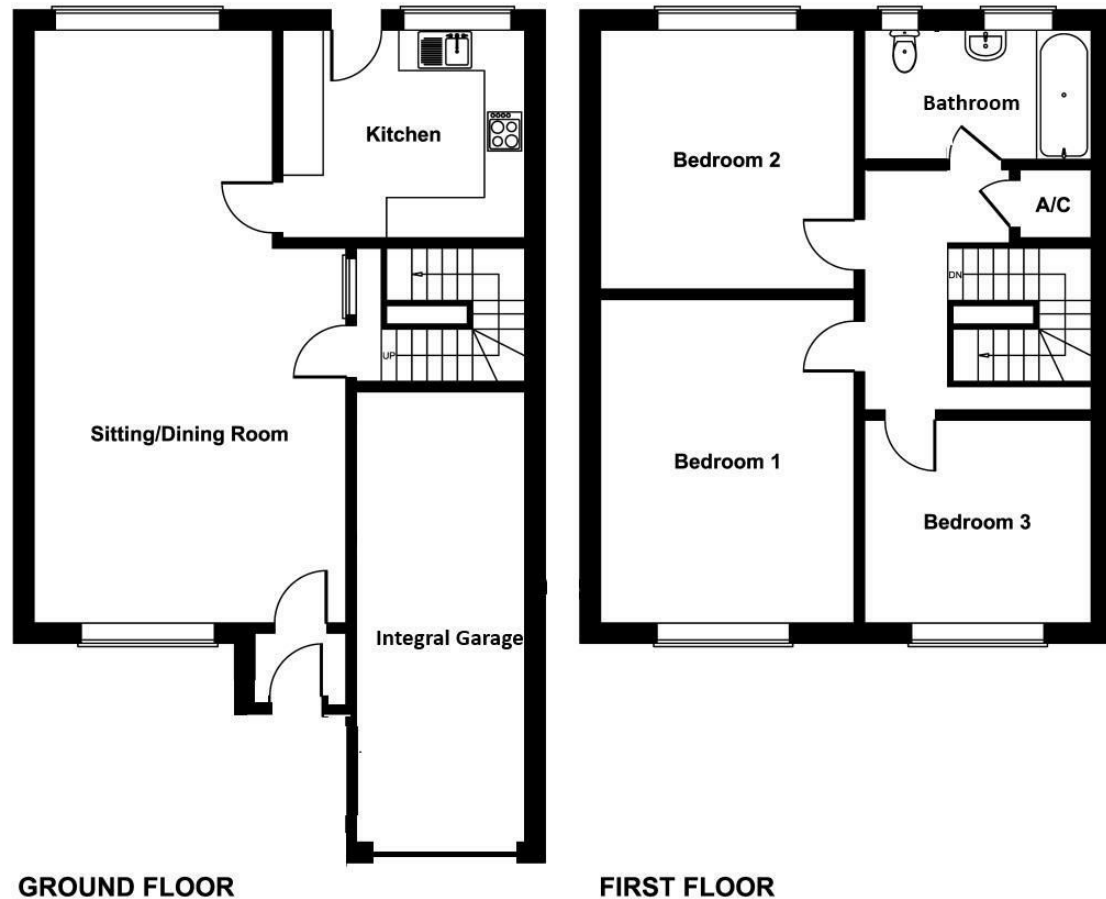
**Construction Type**  
Brick and partially clad elevations. Concrete tile roof. Cavity walls.

**Services**  
Unconfirmed gas, electric, 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.



**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.



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2020**



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**Viewing:** Date ..... Time .....