



- Spacious Modern Semi Detached House
- Well Appointed 13'11 Kitchen/Breakfast Rm
- Gas C/Heating & D/Glazing
- 5 Minute Drive from Town Centre
- Comfortable 3 Double Bedroom Accommodation
- Integral Garage & Driveway Parking
- Views Towards Surrounding Countryside
- 15'5 Lounge/Diner Overlooking Garden
- West Facing Garden with Large Patio
- Well Placed for Local Walks

90 Ashley Road, Ryde, Isle of Wight, PO33 2UY

**£299,950**

Nestled in the charming area of Ashey, Ryde, this substantial semi-detached house presents a unique opportunity for those seeking a versatile living space. The property boasts a thoughtfully arranged layout, featuring a welcoming reception room and three well-proportioned double bedrooms. The ground floor includes a spacious double bedroom, while the first floor offers two additional double bedrooms, providing the potential for single-floor living in the future if desired.

One of the standout features of this property is its idyllic location, which offers local walks right on your doorstep. From the upper floor and the garden, residents can enjoy delightful views of the surrounding countryside, creating a serene and picturesque setting. The generous garden is a true highlight, adorned with an array of exotic ornamental trees alongside a delightful collection of fruit trees, perfect for those with a passion for gardening or simply enjoying the outdoors.

Parking is a breeze with ample space available on the two-car driveway, as well as in the integral garage, ensuring convenience for residents and guests alike. This property not only offers a comfortable living environment but also the potential for a lifestyle enriched by nature and tranquillity. Whether you are looking to invest or seeking a new home, this property in Ashey, Ryde, is certainly worth considering.



# Accommodation

## Entrance Hall

13'0" x 5'6" (3.96m x 1.68m)

## Built-in Storage

## Lounge/Diner

15'5" x 12'7" (4.70m x 3.84m)

## Kitchen

13'11" x 9'7" (4.24m x 2.92m)

## Side Porch

9'3" x 5'4" (2.82m x 1.63m)

## Bedroom

12'7" x 11'1" (3.84m x 3.38m)

## Bathroom

7'9" x 5'11" (2.36m x 1.80m)

## Landing

Loft Access

## Bedroom

16'9" x 12'9" plus wardrobes (5.11m x 3.89m plus wardrobes)

## Bedroom

14'7" x 10'9" plus wardrobes (4.45m x 3.28m plus wardrobes)

## Integral Garage

15'11" x 8'1" (4.85m x 2.46m)

With an up and over door, power and lighting. D/g window to side.

## Driveway Parking

Spaces for 2 vehicles.

## Gardens

A circular patio edged by shingle and shrub borders define the front garden. A brick paved pathway leads to the rear garden via the side porch. The west facing garden has a main central lawn filled with an array of exotic ornamental trees. A paved patio runs the entire width of the garden offering the perfect seating and sunbathing area. A selection of fruit trees including plum, cherry and apple sit to one side of the garden. Greenhouse. Garden tap. Outhouse W.C.

## Tenure

Freehold



Council Tax  
Band C

Mobile Coverage

Coverage includes EE & O2. Limited coverage from Three and Vodafone.

Broadband Connectivity

Openreach and Wightfibre networks. Up to ultrafast fibre available

Flood Risk

Low Risk from surface water. Very Low Risk from Rivers and Sea

Construction Type

Cavity wall

Services

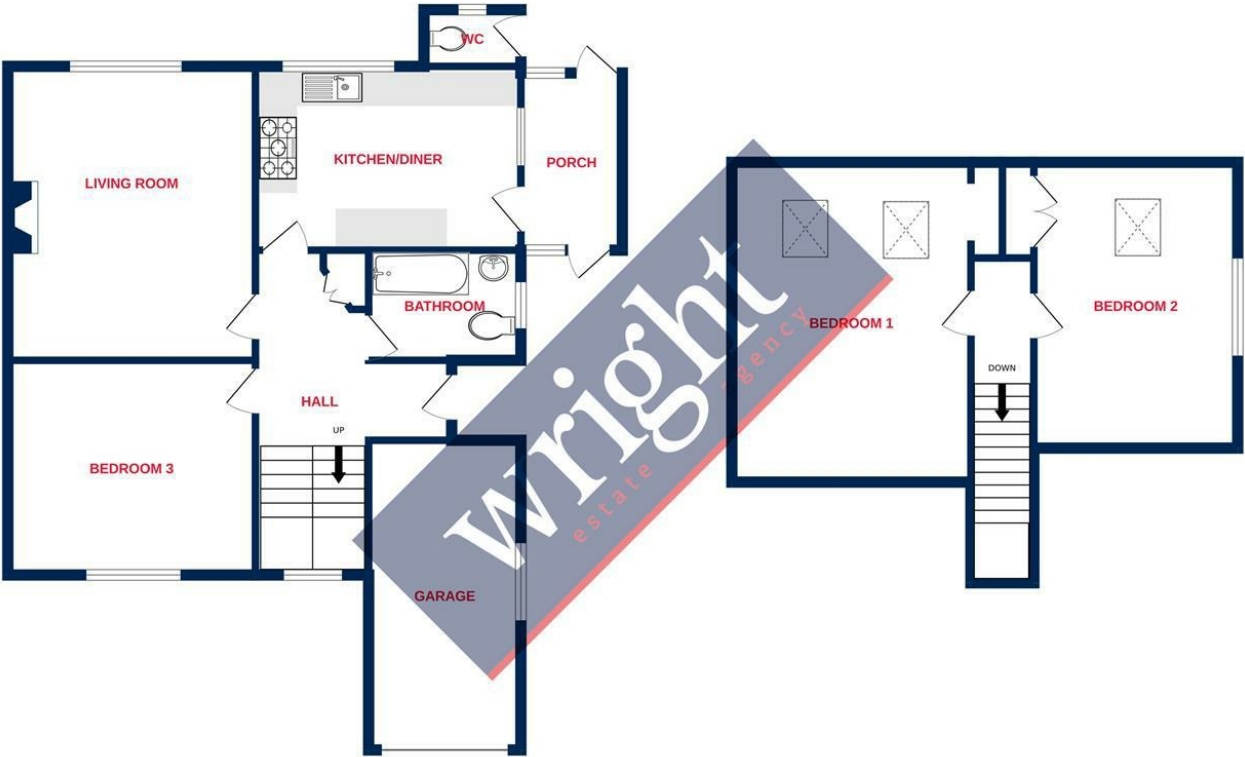
Unconfirmed gas, electric, telephone, mains water, drainage and broadband.

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.

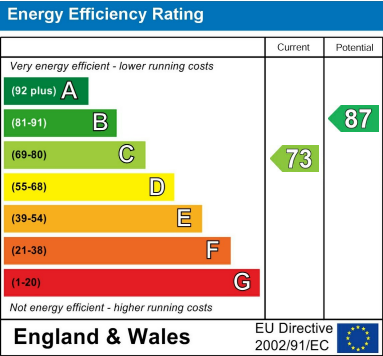
GROUND FLOOR  
826 sq.ft. (76.7 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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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