



- No Onward Chain Detached House
- 14'9 Lounge With Bay Window & Open Fire
- Very Well Placed for Local Amenities
- 5 min Walk from Appley Park

- Huge Potential to Modernise & Improve
- Separate Living Room
- Parking for Two Cars

- Comfortable 3 Double Bedroom Accommodation
- Dining Room Adjoining 11'5 Kitchen
- Generous 65ft Rear Garden

50 Marlborough Road, Ryde, Isle Of Wight, PO33 1AE

Offers In The Region Of £239,950

Situated in the charming area of Elmfield, Ryde, this delightful Victorian detached house presents an exceptional opportunity for those looking to create their dream home. With three generously sized bedrooms and three versatile reception rooms, the property boasts more space than its exterior might suggest.

The bay window lounge, complete with a feature open fire, provides a warm and inviting atmosphere, perfect for family gatherings or quiet evenings. The additional living room and dining room offer great flexibility, allowing you to tailor the space to suit your lifestyle.

Step outside to discover a sunny west-facing garden, ideal for enjoying the evening sun from various seating areas. This outdoor space is perfect for entertaining or simply relaxing in the tranquillity of your own home.

Conveniently located, the property is within easy reach of local amenities, ensuring that daily necessities are just a stone's throw away. Furthermore, the stunning Appley Park is merely down the road, leading you to the beautiful beach, perfect for leisurely strolls or family outings.

With parking available for two vehicles, this Victorian gem is not only a wonderful family home but also a canvas for you to update and style according to your personal taste. Do not miss the chance to make this charming property your own.



Accommodation

Porch

Entrance Lobby

Lounge

14'9" into bay x 12'7" max (4.50m into bay x 3.84m max)

Living Room

12'6" x 12'6" (3.81m x 3.81m)

Dining Room

10'7" x 10'4" (3.23m x 3.15m)

Kitchen

11'5" x 10'5" (3.48m x 3.18m)

Utility Room/Rear Porch

Landing

Bedroom 1

14'8" x 11'4" plus wardrobes) (4.47m x 3.45m plus wardrobes))

Bedroom 2

12'4" x 11'3" (3.76m x 3.43m)

Bedroom 3

10'11" x 10'5" (3.33m x 3.18m)

Shower Room

Gardens

The frontage is designated for parking purposes. A gated side access leads to the rear west facing garden. It measures some 65ft in length and is enclosed by fence boundaries. The garden has a central lawn and a border to one side. Paved patio area. A raised sun deck to the rear offers space for a table & chairs and is home to 2 garden sheds. Garden tap.

Parking

The hard standing offers parking spaces for two vehicles.

Council Tax

Band D

Tenure

Freehold



Disclaimer

Buyers are kindly asked to research the history of this property or enquire with the marketing agent prior to viewings.

Broadband Connectivity

Openreach and Wightfibre networks. Up to Ultrafast fibre available

Mobile Coverage

Limited coverage from EE, Vodafone and O2

Flood Risk

Very Low Risk

Construction Type

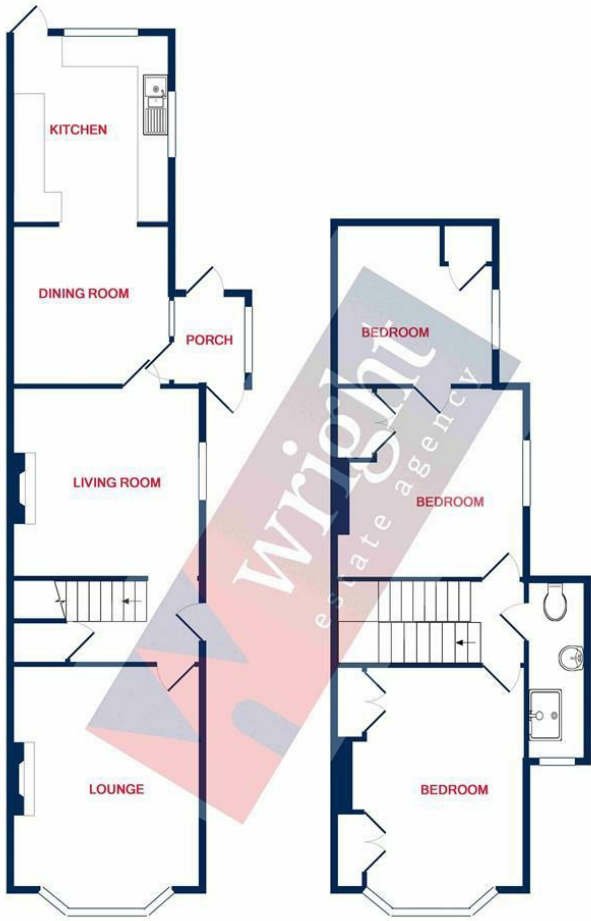
Cavity Wall

Services

Unconfirmed gas, electric, telephone, 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
APPROX. FLOOR
AREA 690 SQ.FT.
(64.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		56	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

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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Viewing: Date Time