



- No Onward Chain
- 14'10 Bay Window Lounge
- Sizeable 18'6 Kitchen/Diner
- D/Glazing & Gas C/Heating

- Spacious 87 sqm Semi Detached House
- Upper Reaches of Town Position
- Potential Parking (see notes)

- Comfortable 3 Bedroom Accommodation
- 75ft Lawned Garden with Patio
- Upstairs Bathroom

19 Longmead Road, Ryde, PO33 2TN

**£225,000**

Situated in the charming coastal town of Ryde, this substantial semi-detached house from the 1930s offers a delightful blend of character and modern living. Spanning an impressive 936 square feet, the interior provides ample space for families or those seeking a comfortable home.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy lounge, featuring a lovely bay window that invites natural light. The heart of the home is the expansive kitchen/diner, measuring 18'6", which overlooks the well maintained rear garden. This outdoor space is a true highlight, with a 75ft lawned area complemented by a raised patio, perfect for al fresco dining or simply enjoying the tranquil surroundings.

The upper floor reveals three well-proportioned bedrooms, each offering a peaceful retreat, and a bathroom that caters to the needs of modern living. From the upper level, you can enjoy an interesting view across Ryde towards the sea, enhancing the appeal of this coastal town residence.

Additionally, there is potential for off-road parking, as seen in other properties along the street, subject to the necessary permissions and alterations for a dropped kerb. This feature adds to the convenience of the home, making it an attractive option for prospective buyers.

In summary, this semi-detached house in Ryde presents a wonderful opportunity to own a piece of 1930s charm, with generous living spaces and a lovely garden, all within a desirable coastal town location.



# Accommodation

## Entrance Hall

13'8" x 5'11" (4.17m x 1.80m)

## Built-in Storage

## Lounge

14'10" x 12'8" (4.52m x 3.86m)

## Kitchen/Diner

18'6" x 11'11" max (5.64m x 3.63m max)

## Built-in Boiler Cupboard

## Landing

## Bedroom 1

15'4" into bay x 10'1" max (4.67m into bay x 3.07m max)

## Bedroom 2

12'2" max x 10'2" (3.71m max x 3.10m)

## Bedroom 3

9'0" max x 8'1" max (2.74m max x 2.46m max)

## Bathroom

10'1" x 5'10" (3.07m x 1.78m)

## Gardens

The frontage is neatly laid to concrete with brick detailing for ease of maintenance. A gated side access leads to the rear garden. This extends to some 75ft in length. A raised patio presides over the extensive lawn garden. Established shrubs frame the upper portion of the lawn. The entire garden is enclosed by fence boundaries.

## Potential Parking

Subject to application and works for dropped kerb. The concrete and brick edged frontage has been already designed for parking purposes.

## Council Tax

Band B

## Tenure

Long leasehold. 999 years from 25/3/1937.



### Construction Type

Rendered elevations. Slate roof. Cavity walls.

### Flood Risk

Very Low Risk

### Mobile Coverage

Coverage Include: EE, O2 & Vodafone

### Broadband Connectivity

Openreach and Wightfibre Networks. Upto Ultrafast available.

### Services

Unconfirmed 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

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