ryde@wright-iw.co.uk

wright estate agency

- No Onward Chain
- Comfortable 3 Bedroom Accommodation
- Cosy Bay Window Lounge
- Downstairs Cloakroom W.c
- Circa 1939 Detached House
- Popular Location Well Placed for Schools, Shop & Town
- Shrub Filled 60ft Rear Garden
- Well Presented Interior With Exciting Potential
- Driveway Parking & Garage
- Double Glazed Conservatory

11 Mayfield Road, Ryde, PO33 3PR

£349,950

Nestled in the heart of Central Ryde, this charming detached house from the 1930s offers a perfect setting for a family looking to settle down. Boasting two reception rooms, three bedrooms, and a bathroom plus downstairs cloakroom, this property provides ample space for comfortable living.

With a gated parking space for a vehicle and a garage, convenience is at the forefront of this home. The well-maintained interior presents a blend of classic charm with modern comforts, yet there is still scope for those seeking an opportunity to create a bespoke home. The double glazed conservatory is a delightful addition, offering serene views of the shrub-filled lawn garden, perfect for relaxing or entertaining guests.

Situated in a prime location close to schools, local shops, and the town centre, this property ensures that all amenities are within easy reach. Whether you're looking to create new memories with your family or simply enjoy the tranquillity of the garden, this house in Central Ryde is a wonderful opportunity to embrace a quintessentially British lifestyle.

Accommodation

Porch

Entrance Hall
15'2 x 5'11 (4.62m x 1.80m)

Built in Storage

Lounge
14'0 into bay x 12'9 (4.27m into bay x 3.89m)

Dining Room
12'2 x 11'2 max (3.71m x 3.40m max)

Conservatory
10'11 x 10'0 (3.33m x 3.05m)

Kitchen
8'10 x 7'4 (2.69m x 2.24m)

Rear Lobby

Cloakroom W.c

Boiler Room
3'9 x 3'9 (1.14m x 1.14m)

Landing

Bedroom 1
14'5 max to bay x 12'9 including wardrobes (4.39m max to bay x 3.89m including wardrobes)

Bedroom 2
12'2 x 11'2 (3.71m x 3.40m)

Built in Airing Cupboard

Bedroom 3
8'11 x 7'6 (2.72m x 2.29m)

Bathroom
6'0 x 5'11 (1.83m x 1.80m)
Loft access

Detached Garage
15'2 x 7'11 (4.62m x 2.41m)

Driveway
Gated parking for a vehicle. Scope to increase this capacity.

Gardens
The walled frontage is nicely designed to include a central lawn with shrub filled gravel borders. Side access to rear garden. This 60ft lawned rear garden is filled with a colourful array of established shrubs and ornamental trees. An apple tree sits to one side and a fish pond to the other. A private seating area is tucked away to one corner and well screened. Greenhouse. Garden store. Garden tap. Fence boundaries and walled rear boundary.

Tenure
Long leasehold 999 years from Dec 26th 1939. 914 years remaining. Grd rent £6 per annum.

Council Tax
Band D

Construction Type
Standard construction with pebble dash render elevations.

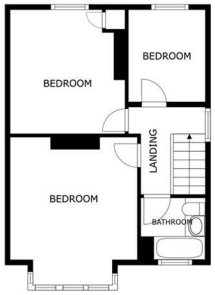
Mobile Coverage
Coverage includes EE. Limited availability from O2, Vodaphone and Three

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

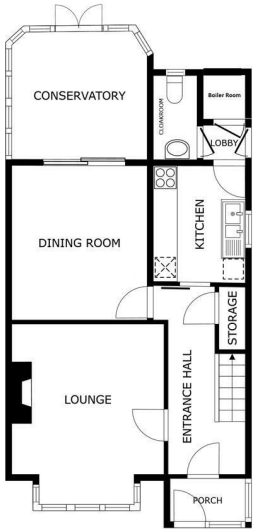
Flood Risk
Very low risk from sea and rivers. Medium risk from surface water.

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 fitments, or any other fixtures not
expre
sale.



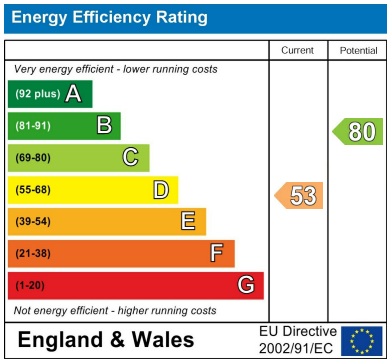
FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 64.1 m² FLOOR 2 45.2 m²
TOTAL : 109.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



GROSS INTERNAL AREA
FLOOR 1 64.1 m² FLOOR 2 45.2 m²
TOTAL : 109.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.

Matterport

187 High Street, Ryde, Isle of Wight, PO33 2PN
Phone: 01983 611511
Email: ryde@wright-iw.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

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