



- No Onward Chain
- Comfortable 3 Bedroom - 1 En Suite Accommodation
- Sizeable 90ft West Facing Rear Garden
- Additional Walk-Through Room at 1st Floor
- Victorian Semi Detached House
- Parking for Two Cars
- Combined Kitchen & Utility Room
- Huge Potential - In Need of Modernisation Throughout
- Generous 23'6 Lounge/Diner
- Well Placed for Local Shops, Buses & Appley Park

56 Marlborough Road, Elmfield, Ryde, Isle Of Wight, PO33 1AE **Offers In The Region Of £180,000**



Situated in the charming Elmfield suburb of Ryde, this Victorian semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space. The generous open plan lounge and dining area seamlessly connects to the kitchen and utility room, providing a perfect setting for both relaxation and entertaining.

The house boasts a convenient location, just moments away from local shops, a post office, a junior school, and a welcoming public house. The picturesque Appley Park, with its tree-lined paths, is also within easy reach, offering a delightful escape for leisurely strolls or family outings.

For those with a vision, this property offers immense potential for modernisation throughout, allowing you to tailor the space to your personal taste. The front of the house accommodates parking for two vehicles, while the rear garden extends an impressive 90 feet, facing west to capture the afternoon sun—an ideal space for gardening, outdoor dining, or simply enjoying the fresh air.

This Victorian gem is not just a house; it is a canvas waiting for your creative touch. With its prime location and spacious layout, it promises to deliver an appealing outcome for the discerning buyer. Don't miss the chance to transform this property into a stunning home that reflects your style and aspirations.





# Accommodation

## Entrance Lobby

## Kitchen & Utility

15'6 max x 14'8 max (4.72m max x 4.47m max)  
'L' Shaped room.

## Lounge/Diner

23'6 x 10'2 (7.16m x 3.10m)

## Rear Lobby

## Shower Room

7'0 x 5'5 (2.13m x 1.65m)

## Landing

## Principal Bedroom

15'5 x 8'9 (4.70m x 2.67m)

## En Suite Bathroom

7'9 x 4'8 (2.36m x 1.42m)

## Bedroom 2

13'4 x 7'6 (4.06m x 2.29m)

## Bedroom 3

10'10 x 5'11 (3.30m x 1.80m)

## Walk-through Room

10'8 x 9'10 (3.25m x 3.00m)

Loft hatch

## Gardens

The walled frontage is mostly laid to concrete extending to meet the driveway. Gated side access to rear garden. This 90ft, west facing garden includes a main lawn framed by established shrubs and ornamental trees. A paved area to the rear of the garden makes for a nicely secluded seating area. Fence boundaries. Garden tap. Garden shed - in need of work.

## Driveway Parking

Spaces for two vehicles in tandem.

## Council Tax

Band C

## Tenure

Freehold

## Flood Risk

Very Low Risk





### Mobile Coverage

Coverage includes EE, Three, O2 & Vodafone.

### Broadband Connectivity

Up to Ultrafast fibre available

### Construction Type

Brick elevations. Slate pitched roof. Flat roof extension.  
Cavity walls. Single skin first floor extension.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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.



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**Viewing:**

Date .....

Time .....