



- Attractive Semi Detached House
- Vaulted Ceiling Garden Room
- Handy Utility Room
- Central Location
- Comfortable 3 Bedroom Accommodation
- 2 x Shower Rooms
- Established Gardens
- 15'0 Bay Window Lounge
- 17'4 Kitchen/Dining Room
- Generous Entrance Hall

13 Millward Road, Ryde, Isle Of Wight, PO33 2SL

**£259,950**



This attractive semi detached home is well endowed with period features both internally and externally. This promotes a certain charm that only older character homes tend to afford and this is apparent as soon as you walk in the porch covered entrance. The classic layout includes a comfortable bay window lounge with a focal point fireplace and a kitchen/diner to the rear. Double doors lead to the vaulted ceiling garden room with velux windows and sliding doors encouraging in lots of natural light. There is a handy utility room and a downstairs shower room. Upstairs and there are three generous bedrooms and a second shower room for all the use. The enclosed garden is naturally screened by mature shrubs and ornamental trees creating three separate areas. A covered area to the side of the house offers flexible storage and secure access to the gardens. Millward Road offers un-restricted on-street parking and bus routes within walking distance. The town centre is close enough to be convenient and is home to arguably one of the best selections of retail shops and associated facilities found anywhere on the Island. There are schools to suit all ages in the area and sports clubs and facilities including a tennis club and football pitches. Charm, Character and Convenience all rolled into one property.





## Accommodation

### Entrance Hallway

16'5 x 5'7 (5.00m x 1.70m)

### Built in storage

### Lounge

15'10 into bay x 11'2 max (4.83m into bay x 3.40m max)

### Kitchen/Diner

17'4 x 9'5 (5.28m x 2.87m)

### Utility room

10'4 x 4'3 (3.15m x 1.30m)

### Garden room

11'1 x 9'2 vaulted ceiling (3.38m x 2.79m vaulted ceiling )

### Shower room

8'1 x 4'1 (2.46m x 1.24m)

### Landing

### Bedroom one

12'10 x 10'0 plus wardrobes (3.91m x 3.05m plus wardrobes)

### Bedroom two

12'11 x 8'6 (3.94m x 2.59m)

### Bedroom three

16'3 max x 8'5 max (4.95m max x 2.57m max)

### Shower room

5'8 x 5'0 (1.73m x 1.52m)

### Gardens

The walled frontage is laid to shingle and contains various shrubs and ornamental trees. A covered storage lean to runs the entire depth of the house with access to either end. The established rear garden has been landscaped to incorporate three separate levels. The upper is a paved patio area with steps down to the ornamental pond. Established ornamental trees and shrubs screen the garden from the surroundings and bring an array of colour. A third area sits to the rear of the garden and has a sun deck to a corner. Garden shed. Fence boundaries.



On street parking

On street parking within Millward road on either side of the street.

FREEHOLD Tenure

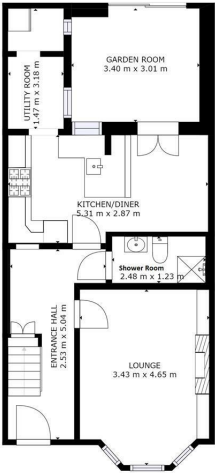
Council Tax  
BAND C

Services

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

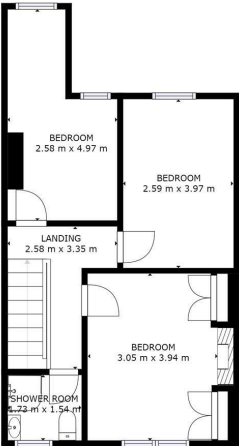
Agent Notes

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 expressly included, are part of the property offered for sale.



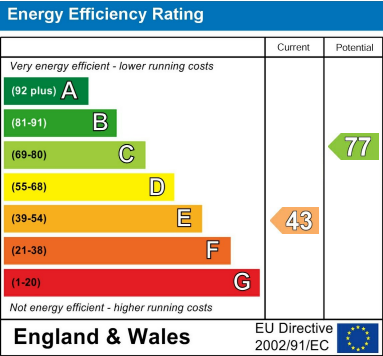
GROSS INTERNAL AREA  
FLOOR 1: 85 m2, FLOOR 2: 45 m2  
TOTAL: 127 m2  
SIZES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



GROSS INTERNAL AREA  
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FLOOR 2



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

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