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wright  
estate agency



- Chain Free - Elegant Victorian Semi Detached House
- Internal Features Include High Ceilings & Sash Windows
- Some Scope to Modernise & Upgrade
- Bathroom & Shower Room
- Well Placed for Town & Local Schools
- Parking & Sea Views
- Generous & Wonderfully Mature 90ft Garden
- Comfortable 3 Double Bedroom Accommodation
- Arranged over 3 Floors Creating Welcomed Separation
- Bay Window Lounge with Window Seat

11a Ashley Road, Ryde, Isle Of Wight, PO33 2UN

£295,000



Positioned in the charming area of Ashey, Ryde, this attractive semi-detached Victorian house offers a delightful blend of period features and modern living. With generous accommodation spread across three floors, the property boasts three spacious double bedrooms, one of which benefits from an en suite shower room, providing both comfort and convenience for families or guests.

The high ceilings and elegant sash windows throughout the home pay homage to its Victorian heritage, while the feature fireplace adds a touch of character to the reception room, creating a warm and inviting atmosphere. The property is well-positioned, making it easy to access the town centre and local schools, perfect for those seeking a vibrant community lifestyle.

One of the standout features of this home is the stunning 90ft garden at the rear, which not only offers ample outdoor space for relaxation and recreation but also provides picturesque views of the sea and the surrounding rural landscape from the upper floors. This tranquil setting is ideal for enjoying the beauty of nature right at your doorstep.

Additionally, the property includes parking for one vehicle, with the potential to extend this space within the frontage, subject to the necessary permissions. This semi-detached Victorian house is a rare find, combining historical charm with modern amenities, making it an excellent choice for those looking to settle in a desirable location. Don't miss the opportunity to make this lovely home your own.





# Accommodation

## Porch

9'0 x 3'3 (2.74m x 0.99m)

## Kitchen/Diner

19'4 x 11'11 max to recess (5.89m x 3.63m max to recess)

## Lounge

13'1 max to bay x 11'11 max (3.99m max to bay x 3.63m max)

Window seat. Feature fireplace.

## 1st Floor Landing

Loft hatch

## Bedroom 1

12'11 x 12'0 (3.94m x 3.66m)

## Built in Boiler Cupboard

## Bedroom 2

12'0 x 10'11 (3.66m x 3.33m)

## Bathroom

5'10 x 5'3 (1.78m x 1.60m)

## Ground Floor Landing

Stairs to lower ground floor

## Bedroom 3

12'10 x 12'1 max (3.91m x 3.68m max)

## En Suite

6'11 x 5'5 (2.11m x 1.65m)

## Utility/Laundry Room

5'6 x 3'10 (1.68m x 1.17m)

Potential kitchen to self contain this floor if preferred.

## Parking

Space for a vehicle. Scope to increase capacity subject to the relevant alterations and permissions.





### Gardens

Walled boundaries mostly enclose the frontage. Well tended ornamental trees line its borders and the garden is laid to brick paving. A gated side access leads to the rear garden. This is largely laid to lawn and has a brick pathway leading to the well screened patio area to the far end. This too, is laid to brick paving and accommodates a pergola with climbing plant covering for welcomed additional screening. Mature shrubs and ornamental trees are found throughout this 90 ft long garden. It is wonderfully established and fully enclosed by fence boundaries on all sides. Two garden sheds. Garden tap.

### Tenure

Freehold

### Council Tax

Band C

### Flood Risk

Very low risk

### Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

### Broadband Connectivity

Up to Ultrafast fibre available

### Construction Type

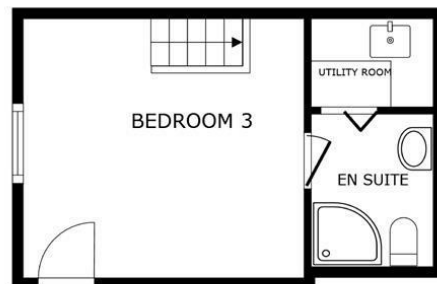
Brick elevations. Slate roof. Cavity walls.

### Services

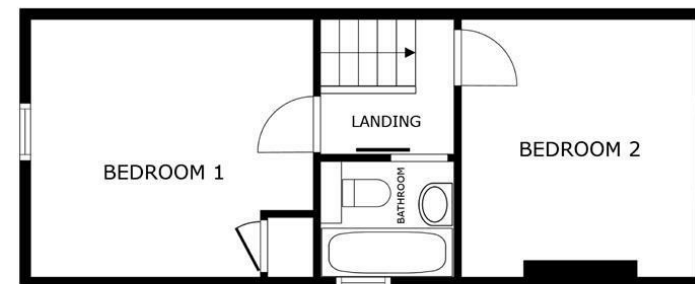
Unconfirmed gas, electric, water and drainage.

### Agents Note

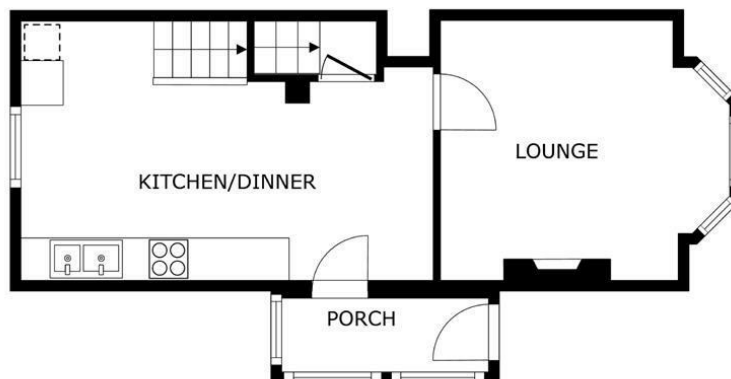
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



FLOOR 1



FLOOR 3



FLOOR 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROSS INTERNAL AREA  
FLOOR 1 21.0 m<sup>2</sup> FLOOR 2 35.0 m<sup>2</sup> FLOOR 3 34.6 m<sup>2</sup>  
TOTAL : 90.6 m<sup>2</sup>  
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.



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