



£175,000

14 PARK ROAD, RYDE, ISLE OF WIGHT, PO33 2BG



## **GREAT OPPORTUNITY IN CONVENIENT SETTING CLOSE TO TOWN & SEA FRONT!**

This **DETACHED HOUSE** presents a fantastic chance for a new owner to upgrade and personalise to make this an ideal residence for oneself - or indeed an investment home - in such a convenient setting. The property is located within walking distance of the town's amenities, shopping centre, eateries and the long stretch of sandy beaches - as well as a short distance to Island and mainland transport links. The accommodation comprises a large welcoming dual aspect porch, a good sized sitting/dining room, separate kitchen/breakfast room, well proportioned downstairs wet room plus, on the first floor, 2-3 **BEDROOMS** (one leading off the other - making it an excellent option for a study, dressing room or even a potential en suite). Externally, there is a mature **REAR GARDEN** offering a tranquil retreat - also ideal outside space for the avid gardener. With its charming character and potential for transformation, this home is not to be missed. Offered as **CHAIN FREE**, we would highly recommend an early viewing to avoid disappointment.

### **ACCOMMODATION:**

Double glazed door with adjacent window into:

### **ENTRANCE PORCH:**

Large entrance porch with ample space for coats and boots. Double glazed door and window to rear garden. Wall mounted Worcester gas boiler. Door to:

### **SITTING/DINING ROOM:**

Superbly proportioned dual aspect sitting/dining room with carpeted flooring, double glazed bay window to front and further window to side. Radiators x 2. Feature fireplace with gas fire fitted (not tested). Open tread timber stairs to first floor. Door to:

### **KITCHEN/BREAKFAST ROOM:**

Fitted wood fronted kitchen cupboard and drawer units with contrasting work surfaces over incorporating inset sink unit. Space and plumbing for washing machine and tall fridge/freezer. Electric cooker point. Double glazed windows x 2 to side. Door to outside. Bi-folding doors to:

### **WET ROOM:**

Suite comprising full tiled corner shower area with Triton unit; work surface housing inset wash basin; w.c. Radiator and Dimplex wall heater. Non slip flooring. Obscured double glazed windows to side.

### **FIRST FLOOR LANDING:**

Carpeted landing with doors to:

### **BEDROOM 1:**

Good sized double bedroom with double glazed window to front. Access to loft space. Cupboard housing hot water tank with immersion fitted.

### **BEDROOM 2:**

A carpeted double bedroom with double glazed window to side. Radiator. Fitted double wardrobe. Few steps down to:

### **DRESSING ROOM/BEDROOM 3:**

Carpeted room (ideal study, third bedroom or potential en suite) with dual aspect double glazed windows to side and rear. Sloping ceiling. Radiator.

### **GARDEN:**

There is a surprisingly large, mature garden with paved patio area with the rest being laid to lawn and offering an array of trees and shrubs. Side access to front.

### **TENURE:**

To be confirmed.

### **OTHER PROPERTY FACTS:**

Conservation Area: No  
Council Tax Band: C  
EPC Rating: D (55)  
Flood Risk: Very Low  
Seller's Situation: Chain Free

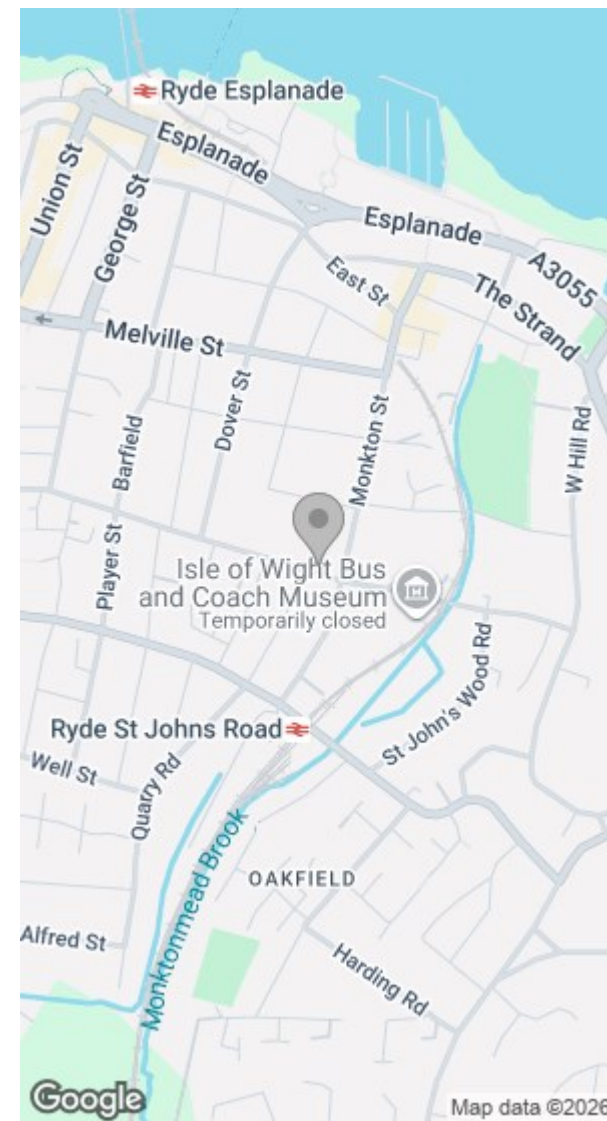
### **DISCLAIMER:**

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area  
90 sq m / 972 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	79		
	55		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

