



Guide Price £159,000  
20 HARDING ROAD, RYDE, ISLE OF WIGHT, PO33 1EQ





## **SURPRISINGLY SPACIOUS HOME WITH LARGE PRIVATE GARDENS!**

Offered as **CHAIN FREE**, this semi-detached house is located within the Oakfield area of Ryde - walking distance from the local convenience store and bus route - and a stroll away (or short drive) to the town centre, sea front and Island/mainland transport links. The property is well presented, but allows a new owner the scope to 'put their own stamp on'. The ground floor comprises a charming sitting room and good sized kitchen/diner, plus a rear lobby leading to downstairs w.c. On the first floor, there are 3 **BEDROOMS** - 2 doubles and a good sized single - plus a sizeable bath/shower room. Added benefits include **GAS CENTRAL HEATING**, double glazing, plus mature patio/lawned **GARDEN** - extending approximately 75ft in length (with brick surround fishpond). For those seeking convenience, space and a comfortable home to make one's own, a viewing is **HIGHLY RECOMMENDED**.

### **ACCOMMODATION:**

Entrance door to:

### **HALLWAY:**

Carpeted hall with radiator. Double glazed window to side. Stairs to first floor. Door to:

### **SITTING ROOM:**

Very well proportioned room with double glazed window to front. Radiator. Feature fireplace with fitted fire (not tested). Recessed cupboards Further under stairs cupboard. Wall uplighters. Door to:

### **KITCHEN/DINER:**

Good sized L-shaped room with large dining area offering with carpeted flooring. Double glazed window to rear. Radiator.

The kitchen area extends into a recess with vaulted ceiling offering Velux and further double glazed window to rear. Comprising range of matching cupboard and drawer units with contrasting work surfaces over incorporating 1.5 bowl sink unit. Inset gas hob. Eye level double oven. Space and plumbing for fridge and washing machine. Door to:

### **REAR LOBBY:**

Doors to deep under stairs cupboard. Tiled floor. Double glazed door to outside. Further door to:

### **DOWNSTAIRS W.C.:**

Comprising low level wc. Laminate flooring. Air vent. Obscured double glazed window to rear.

### **FIRST FLOOR LANDING:**

Carpeted landing with double glazed window to side. Access to loft space. Doors to:

### **BEDROOM 1:**

Carpeted double bedroom with double glazed window to front. Airing cupboard housing hot water tank. Radiator.

### **BEDROOM 2:**

Carpeted double bedroom with double glazed window over-looking rear garden. Radiator. Good range of full width large fitted mirror fronted wardrobes with lighting over.

### **BEDROOM 3:**

Carpeted single bedroom with double glazing window over-looking to rear. Radiator.

### **BATHROOM:**

Large bathroom comprising white 'shell' design suite of bath, pedestal wash basin and w.c. (with 'lighthouse' applique) plus a separate fully tiled shower cubicle. Recessed down lighters. Linoleum flooring. Bathroom cabinet. Obscured double glazed window to front.

### **GARDEN:**

Very large garden measuring approximately 75ft in length and comprising a patio area with brick surround fishpond plus archway leading to a large lawned area with garden shed. Gated access leading to front.

### **TENURE:**

Freehold.

### **OTHER PROPERTY FACTS:**

Construction: Standard brick build

Council Tax Band: B

EPC Rating: Tbc

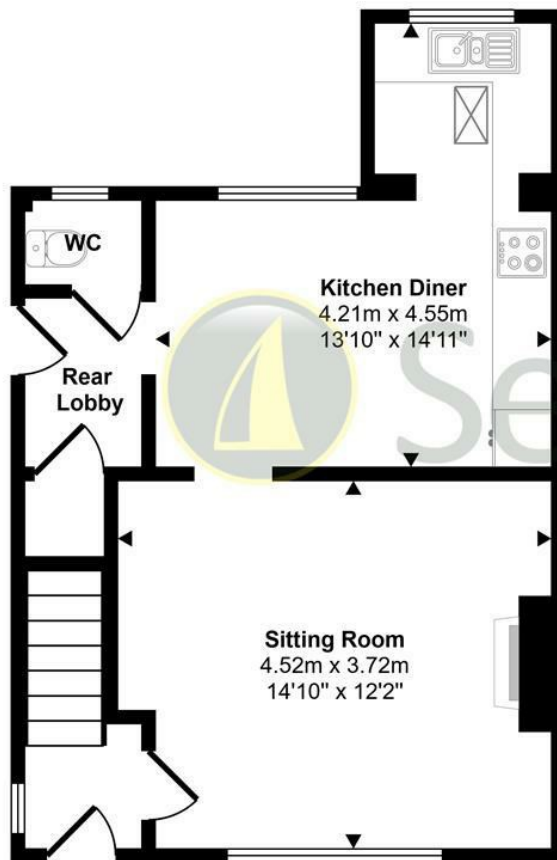
Flood Risk: No

Conservation Area: No

### **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.

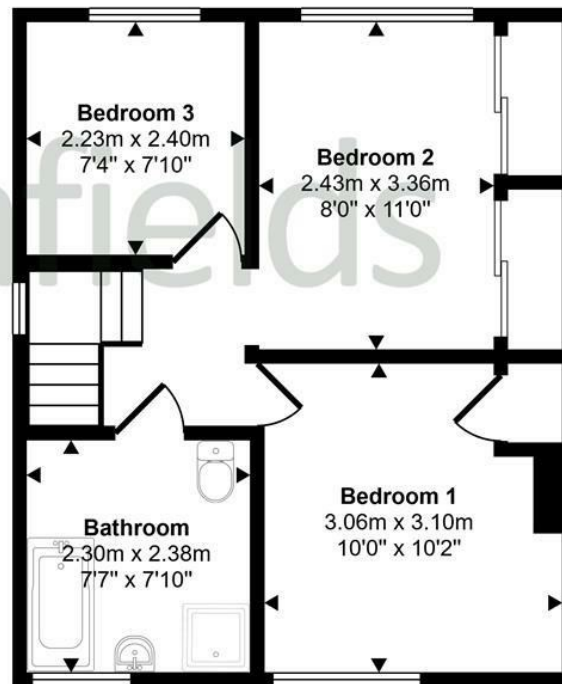
Approx Gross Internal Area  
76 sq m / 821 sq ft



Ground Floor

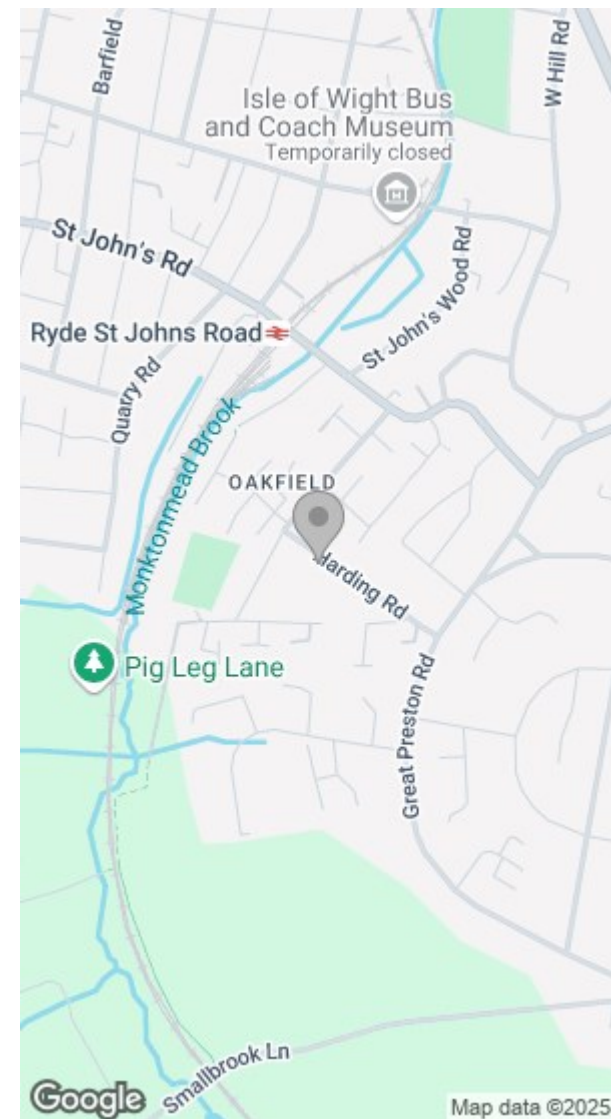
Approx 39 sq m / 425 sq ft

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.



First Floor

Approx 37 sq m / 395 sq ft



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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