



PROUDLY PRESENT FOR SALE

8 Garfield Road

Garfield Road, Ryde, Isle of Wight PO33 2PS



This Victorian bay fronted semi-detached villa offers spacious 3/4 bedroom accommodation with many original features, an enclosed rear garden and off-road parking. Set in a most convenient location close to the bustling town centre of Ryde.

- A spacious freehold Victorian property
- Lots of characterful features
- Enclosed sunny rear garden
- A short walk to Ryde Esplanade and mainland travel links
- Replacement UPVC windows and gas central heating
- Three/four good-sized double bedrooms
- Off road parking to the front
- Close to shops, beaches and amenities
- Large kitchen/dining area
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

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This lovely large Victorian home offers very generously proportioned rooms and a host of original features, whilst offering the opportunity to a new purchaser of using their creative flair to put their own stamp on this blank canvas. Conveniently located just a stones throw from the town centre of Ryde, 8, Garfield Road is perfectly positioned for an easy stroll to enjoy the eclectic mix of cafes and independent shops that abound the town. There are also good local Primary and Secondary Schools nearby and Ryde seafront with its bus station and train station with mainland rail and ferry links is just a few minutes walk from the property. Ryde is renowned for its miles of sandy beaches and the many amenities to be found on the sea front are also just a short walk away.

The accommodation comprises of a generously proportioned entrance hall with original stained-glass window and an attractive turning staircase leading to the first floor. Doors lead off from the hallway to a large, elegant lounge with a bay fronted window and a fireplace, a second reception room/fourth bedroom with another fireplace and a very large kitchen/dining space. There is also a downstairs bathroom and exterior door leading to the enclosed rear garden. Upstairs is a large hallway, three double bedrooms and a further family bathroom.

Welcome to 8, Garfield Road

This substantial property enjoys all the benefits of a town centre location yet is also surprisingly peaceful with the nearby church and residential properties close by. With a drop kerb to the front providing valuable off-street parking, a generous storm porch with original Victorian floor tiles and a lantern style light above welcomes you into this home.

Entrance Hallway

A part glazed door leads into the spacious hallway which boasts a delightful arch complete with original Victorian corbels and a fabulous turning staircase with original spindles and wood balustrade that leads up to the first floor. There is also panelled under stair storage and a further open storage area. A gorgeous original Victorian glass window with coloured glass provides lots of light to this area, as well as a wonderful focal point and doors lead off from the hallway to the other rooms downstairs. With concealed spot lighting, there is vinyl wood effect flooring for practicality here.

Lounge:

16'3 into bay x 11'10 (4.95m into bay x 3.61m)

This fabulously large lounge enjoys a delightful bay window to the front of the property which has a radiator beneath. With a decorative original ceiling rose and cornicing, this elegant room also has an attractive cast iron fireplace and is decorated in neutral colours. A corner cupboard houses the electrical consumer unit and the floor is currently carpeted.

Dining Room/Fourth Bedroom

12'10 x 10'2 (3.91m x 3.10m)

This good-sized room boasts an attractive wooden fire surround which has a cast iron inset. This room has concealed spot lighting and is neutrally decorated, with complimenting neutral carpets. A part-glazed door leads to the rear garden and allows a lot of light into the room. This room is also warmed by a radiator.



Kitchen/Diner

15'5 x 9'5 (4.70m x 2.87m)

A step down from the hallway brings you to this wonderfully large space. A window to the side of the dining area has a radiator beneath and affords lots of natural light to the room whilst an intelligently designed peninsula bar with white base units and a black roll top counter cleverly divides the kitchen and dining space. The kitchen enjoys a range of matching white base units with brushed chrome handles and a black roll top counter with a metro style splash back in a neutral colour above. There is a kitchen sink as well as space for a washing machine and the Vaillant Combination gas boiler is also located here. This dual aspect room has lots of natural light and the wood style vinyl flooring runs through this area. There is a further radiator in the kitchen space.

A useful lobby area has a part-glazed door leading to the rear garden and a further door leads to the downstairs bathroom.

Downstairs Bathroom

This neutrally decorated bathroom has a full-sized white bath with a chrome shower unit and a slider bar to one end. With expansive biscuit coloured wall tiles, there is also a white pedestal basin and white low-level W/C with dual flush and complimenting floor tiles. The large window to the side aspect provides plenty of natural daylight.

Upstairs Hallway

The carpeted stairs with original painted spindles and wood balustrade leads up to a pretty half landing, where bedroom three is accessed from and on to the main hallway. Generously- proportioned, the hallway also features an archway with Victorian corbels and has the advantage of a window to the side with a radiator beneath and enjoys lots of natural light and concealed spot lighting.

Bedroom 1

16'4" max x 11'8" max (5.00m max x 3.58m max)

Lovely and light, with a superb bay window to the front of the property, this large double bedroom boasts original cornicing and deep skirtings. With neutral decoration and carpeting this bedroom also has a chimney breast, concealed spot lighting and a radiator.

Bedroom 2

12'10 x 10'2 (3.91m x 3.10m)

This good-sized double bedroom has a window looking out to the rear. With a chimney breast this room is also carpeted and has a radiator and concealed spot lighting.

Bedroom 3

13'4 x 9'5 (4.06m x 2.87m)

A dual aspect room enjoying lots of natural light, this third double bedroom has neutral decoration, is carpeted and has concealed spot lighting and a radiator.

Family Bathroom

With high gloss neutral-coloured wall tiles, there is a full-sized white bath with a chrome shower unit and a slider bar to one end and a window with obscured glass for privacy which has a radiator positioned underneath. There is a white pedestal basin with chrome taps and a matching low-level W/C with dual flush and the floor has complimenting floor tiles.

Outside

A generous side path from the second reception room leads out to the sunny enclosed garden which is mostly laid to lawn with brick-edged borders and established shrubs. With views looking over to the historic Ryde Town Hall clock tower, this private garden also has a useful timber garden shed. There is also a path on the other side of the house which runs the full length of the house and provides a useful storage space.



This substantial semi-detached property enjoys wonderful living space as well as period features in the most convenient of locations.

An early viewing is highly recommended with the sole agents Susan Payne Property.

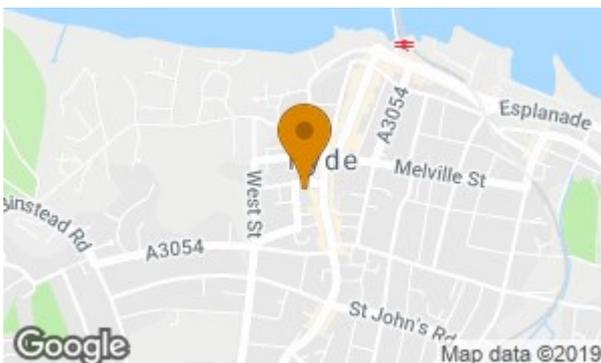


GROUND FLOOR
APPROX. FLOOR
AREA 770 SQ.FT.
(71.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 575 SQ.FT.
(53.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1345 SQ.FT. (125.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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