



**GUIDE PRICE £275,000**

**4 WEST HILL ROAD, RYDE, ISLE OF WIGHT, PO33 1LG**

- Detached 1920's Residential House
- 3 Bedrooms & 2 Reception Rooms
- Modernisation/Upgrading Required
- Potential to Extend (Subject to Planning)
- Double Garage with Parking
- Generous Plot + CHAIN FREE

**Hose  
Rhodes  
Dickson**





Situated towards the lower end of West Hill Road with the Ryde esplanade and the sandy beaches of Appley within level walking distance is this attractive, spacious detached family residence, built 1936, still retaining some of its period features. The property has been home to the current vendor for 80 years and benefits from double glazing and is warmed by gas fired central heating but would benefit from general modernisation and upgrading throughout. The accommodation comprises entrance hall, living room, dining room, kitchen and rear lobby with cloakroom on the ground floor and three good size bedrooms with a shower room on the first floor level. The plot itself occupies a very generous plot with good size rear garden and off road parking to the front with a double timber garage at the side. The property would be perfect for those who are willing to roll up there sleeves and bring this attractive home to its former glory, suitable for a range of prospect purchasers also offering much potential to extend, if required (subject to planning).

Conveniently positioned and close to all local schooling ages, shopping amenities in town offering a extensive range of shops and facilities including boutique shops and restaurant along with as Ryde Esplanade giving access to direct mainland links all within a few minutes drive.

CHAIN FREE. Viewing is highly recommended

Double glazed entry door to:-

**ENTRANCE HALL** Original stained glass window to the front. Staircase to the first floor with under-stairs storage. Pantry cupboard with window to the side. Space for doaks hanging. Radiator. Doors to:-

**LIVING ROOM** 11' 11" x 12' 5" (3.63m x 3.78m) Double glazed bay window to the front. Tiled fireplace. Picture rail. Television point. Radiator.

**DINING ROOM** 11' 11" x 12' 5" (3.63m x 3.78m) Double glazed window overlooking the large rear garden. Brick fireplace. Original storage cupboard. Picture rail. Telephone point. Radiator.

**KITCHEN** 8' 0" x 8' 7" (2.44m x 2.62m) Fitted wall, base and drawer units with work surfaces over and tiled surrounds. One and a half bowl stainless steel sink and drainer unit. Space for electric cooker as well as space and plumbing for washing machine. Double glazed window overlooking the large garden. Wall mounted 'Vaillant boiler. Door to:-

**REAR LOBBY** Double glazed door giving access to the double garage and rear garden. Double glazed window to rear. Power point ideal for housing a standing fridge freezer. Door to:-

**CLOAKROOM** Comprising WC. Double glazed window to the side.

**FIRST FLOOR LANDING** Double glazed window to the side allowing much natural light in. Over-stairs storage cupboard. Doors to:-

**BEDROOM 1** 11' 11" x 12' 4" (3.63m x 3.76m) A good size double room with double glazed bow window to the front. Built-in wardrobe with top box above. Tiled fireplace. Picture rail. Radiator.

**BEDROOM 2** 11' 11" x 12' 4" (3.63m x 3.76m) Also a double room with double glazed window overlooking the large rear garden. Built-in wardrobe. Tiled fireplace. Radiator.

**BEDROOM 3** 8' 0" x 8' 9" (2.44m x 2.67m) A good size third bedroom with double glazed window overlooking the rear garden.

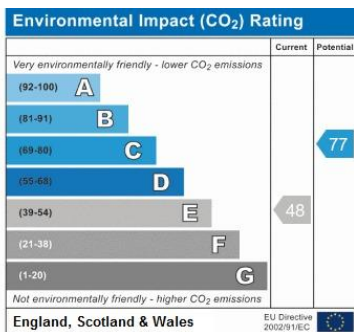
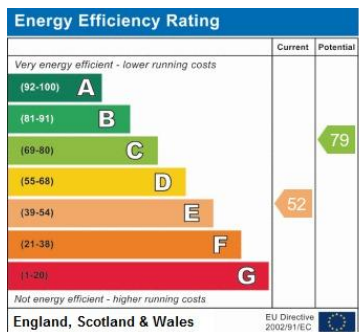
**SHOWER ROOM** Comprising shower enclosure, washbasin and WC. Obscure double glazed window to the front. Heated towel rail.

**HEATING** A wall mounted 'Vaillant' boiler located in the kitchen provides domestic hot water and central heating via radiators.

**OUTSIDE** Walled front garden with concrete driveway providing off road parking for several vehicles. There is also space to make a turning area if required. **DETACHED TIMBER GARAGE** measuring approximately 9'1" x 23'6" with double doors at the front and window with pedestrian door to the side. Open side access leads to a large rear garden laid mainly to lawn with rose flower bed and mature plants and trees. Timber shed. Outside tap.

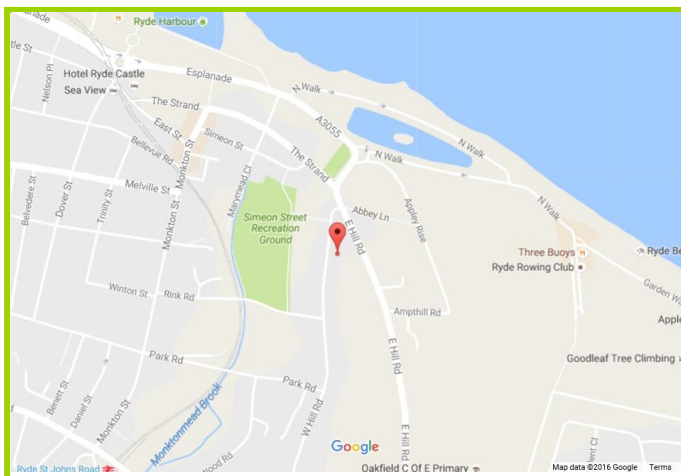
**Council Tax Band:** D





## Where to find the property

4 West Hill Road, Ryde, Isle of Wight, PO33 1LG



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

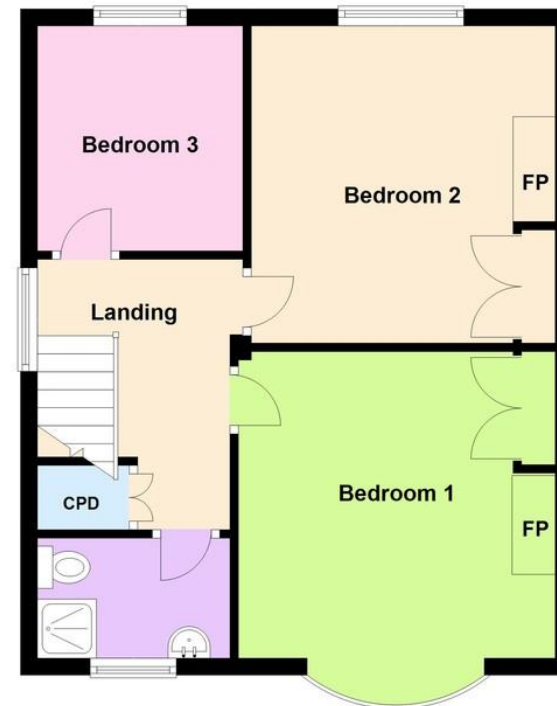
Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

## Ground Floor



## First Floor



Call our Ryde office to arrange a viewing

01983 565658 or email [ryde@hrdiw.co.uk](mailto:ryde@hrdiw.co.uk)



For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears

Call Jon on 01983 529944

Hose Rhodes Dickson