



# Lilibet

10 Upton Road, Ryde, Isle of Wight PO33 3DX



£230,000  
FREEHOLD



Conveniently situated on the outskirts of Ryde, this characterful two-bedroom mid-terrace cottage is well presented and comes complete with driveway parking and a charming enclosed private rear garden.

- Characterful mid-terrace period cottage
- Set in a popular residential area
- Well maintained and presented throughout
- Well-established, south-facing rear garden
- Mainland and Island travel links nearby
- Private driveway parking
- Open plan kitchen/diner and separate lounge
- Gas central heating and double glazing
- Convenient position near to rural walks
- Close to town, beaches and schools

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

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This delightful cottage offers well-arranged accommodation with a modern flowing layout. Well maintained throughout, with gas central heating and double glazing, the cottage is beautifully presented with fresh neutral décor and a recently updated bathroom creating a fantastic home, ready to move into. Accommodation comprises of an open plan kitchen and dining room and a lounge on the ground floor, with a landing, two bedrooms and a shower room on the first floor. Private driveway parking to the front and a south facing enclosed garden to the rear complete the property.

Situated in the semi-rural area of Haylands on the outskirts of Ryde, the local corner shop is just moments away, with many further amenities located in Ryde, just minutes from the property, which include boutique shops, supermarkets and a superb choice of eateries. There are also good local schools within the area at primary and secondary level. Ryde Esplanade is also nearby which provides access to high-speed ferry services to the mainland, and boasts long stretches of sandy beaches. Lilibet is well positioned for travel links with the Fishbourne to Portsmouth car ferry service located just a 12-minute drive away and regular transport connections across the Island are also within easy reach with the Southern Vectis bus station and Island Line train line service situated on the Esplanade.

### **Welcome to Lilibet**

From popular Upton Road, the parking area spans the characterful stone façade of the terraced cottage. A secure doorway is presented in a heritage green colour and gives access to an alleyway that leads to the back garden and to the entrance to the cottage.

### **Kitchen/Dining Room**

*17'5" x 8'2" extending to 11'9" (5.31m x 2.51m extending to 3.59m)*

A part-glazed UPVC door creates a welcoming entrance and leads into the modern, open plan kitchen/diner. Presented with grey walls and neutral tiling around the worktop areas, the kitchen is a useful mix of stylish grey wall and floor cabinets, complemented by a wood-finish roll-edged worktop. A composite sink and drainer has a swan neck mixer tap and sits beneath a large, south facing window which fills the room with light, and there is an integrated electric hob with concealed extractor hood over and a matching oven. The kitchen is also home to the Vaillant combi boiler, a heated towel rail, strip light, and there is space for a washing machine and a dishwasher. High-quality vinyl flooring flows through the kitchen and into the dining area. The dining area has a pendant light, a radiator, a window to the rear garden and a useful storage area beneath the stairs, ideal for a fridge/freezer, plus there is plenty of room for a dining set. Stairs lead up to the first floor and an open doorway leads into the lounge.

### **Lounge**

*11'6" x 10'8" (3.51m x 3.26m)*

The lounge benefits from a window to the front aspect, a pendant light, wall lights and a radiator. Finished in a contemporary grey colour scheme with a neutral carpet, the lounge has a very cosy ambience.

### **First Floor Landing**

*extending to 7'11" (extending to 2.43m)*

The modern grey décor continues up the stairs to the first-floor gallery landing, which has a striped carpet, white balustrade and a pendant light. Doors lead to both bedrooms and to the bathroom.

### **Bedroom One**

*11'7" x 10'10" (3.54m x 3.32m)*

The primary bedroom is a good size and is presented in a fresh white scheme over a neutral carpet. The bedroom currently has three double wardrobes lining one wall, a pendant light, radiator and a large window with views to the front aspect.



### **Bedroom Two**

*7'11" x 7'10" (2.43m x 2.40m)*

With a neutral carpet and a chic coastal blue colour scheme, the second bedroom has a large south-facing window with views over the garden and to rooftops beyond. This bedroom also has a pendant light and a radiator.

### **Shower Room**

*7'11" x 6'7" (2.43m x 2.01m)*

The shower room has an attractive timber-finish floor and stylish blue/grey wall tiles, combining with the white suite to create a calming, well-appointed space. There is a window with patterned glass for privacy, recessed spotlights in a panelled ceiling, and a heated chrome towel rail. A white pedestal basin has a chrome mixer tap and an illuminated mirror cabinet over, there is a matching dual flush low-level WC and a luxuriously large corner shower. There is also a hatch which provides access to the loft, which is boarded and has a light.

### **Outside**

To the front, the driveway parking is surrounded on two sides by borders, with well-established planting providing a lovely contrast to the stone façade of the cottage. A door leads into a charming flagstone alleyway which only serves the cottage and connects the front and rear gardens. The rear garden is a fabulous mix of paved terrace, decking, mature borders, beautiful trees and a section of lazy-lawn. The south facing space is enclosed by characterful stone and brick walls to one side and high-quality fencing on the other sides, and benefits from a small, well-kept shed.

10 Upton Road presents an enviable opportunity to purchase a bijou mid-terrace period cottage, set in a desirable, convenient location on the outskirts of Ryde. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

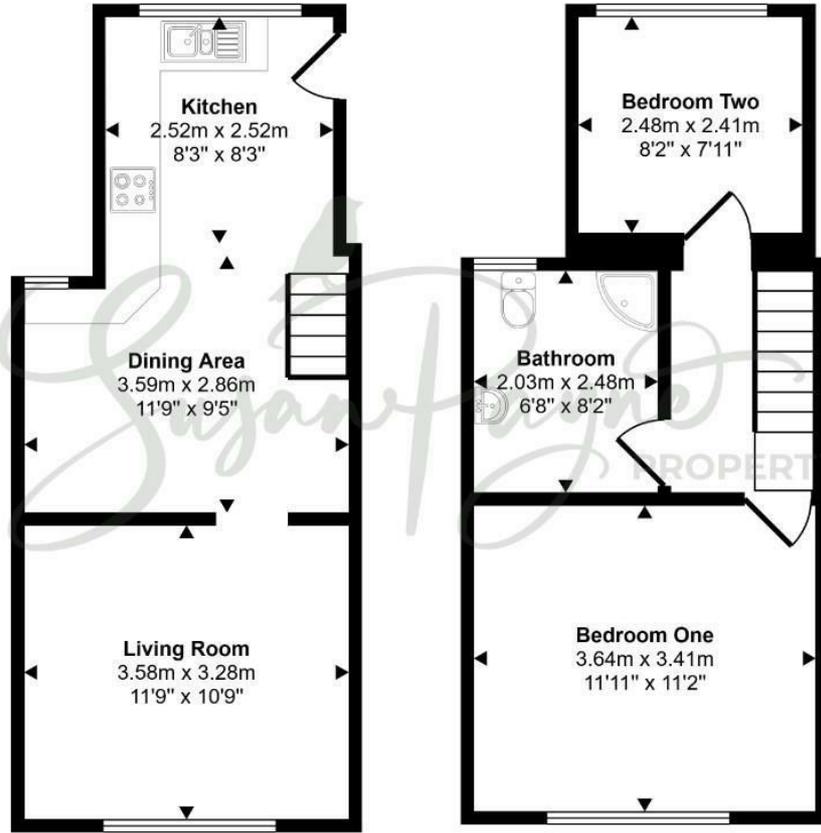
Tenure: Freehold

Council Tax Band: B

Services: Mains water, gas, electricity and drainage



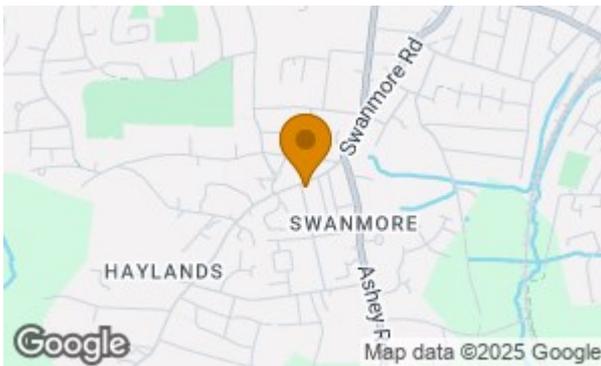
**Approx Gross Internal Area  
58 sq m / 627 sq ft**



**Ground Floor**  
Approx 29 sq m / 311 sq ft

**First Floor**  
Approx 29 sq m / 315 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">90</span>  <span style="font-size: 2em;">69</span> </div>
(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			
<b>England &amp; Wales</b>		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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agent Notes:**

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