



97, Mary Rose Avenue

Ryde, PO33 4LR



£195,000
FREEHOLD



Presenting an exciting opportunity to acquire a fabulous three-bedroom end-of-terrace property with potential to put your own stamp on, benefiting from a sunny rear garden and driveway parking.

- Modern end-of-terrace property
- Opportunity to put your own stamp on
- Enclosed rear garden with decking
- Minutes from local shops and amenities
- Close to the principal towns of Ryde and Newport
- Three bedrooms
- Popular village location
- Convenient location for travel links
- Driveway parking for up to two vehicles
- Neutral decor and naturally light interiors

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

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Situated in a popular residential area of Wootton Bridge, this fantastic home presents an exciting opportunity for potential buyers to make their own mark on this three-bedroom home. The property comprises an entrance hall leading to the kitchen and lounge diner located on the ground floor. The stairwell from the entrance hall leads up to a spacious landing providing access to three bedrooms and the family bathroom. Outside is a sunny garden with a large, decked terrace, with a few steps down to the lawn. With part of the driveway combined into the garden, the property currently offers off-road parking for one vehicle but has the potential to offer two off-road parking spaces, if required.

Wootton Bridge is ideally situated midway between the seaside town of Ryde and the Island's capital, Newport. Ryde boasts miles of stunning sandy beaches as well as fast passenger links to the mainland and an array of amenities and attractions. The county town of Newport offers visitors a variety of vibrant shops, a multiplex cinema, community theatres and numerous bars and restaurants. The Fishbourne to Portsmouth car ferry is just a 5-minute drive from the property, which is located close to woodland surroundings, offering wonderful bridle paths and waterside walks. The vast variety of amenities in Wootton includes a doctor's surgery, pharmacy, dentist, primary school, Tesco Express, and several eateries. Fine dining and spa facilities can also be enjoyed at the local Lakeside Spa Hotel.

Welcome to 97 Mary Rose Avenue

Enjoying a peaceful position within a sought-after area of Wootton Bridge, the modern red brick property enjoys a small front garden and a path leading up to the front door.

Entrance Hall

Benefitting from neutral décor which continues through the property, this handy entrance hall offers space to store coats and shoes as well as providing access to the first floor via the stairwell, plus access to the ground floor accommodation.

Kitchen

Fitted with a range of base and wall cabinets, this kitchen enjoys a window to the front aspect and benefits from undercounter space and plumbing for a washing machine, and space for an electric cooker.

Lounge-Diner

Generously proportioned, this lounge-diner offers ample space for living and dining furniture and benefits from French doors out to the decking area. There is access to a large understairs cupboard, which is ideal for storage.

First Floor Landing

Continuing the carpet from the stairwell, this landing space provides access to the first-floor accommodation, plus a storage cupboard, and access to the loft space.

Bedroom One

Enjoying a window to the rear aspect, which floods the room with natural light, this double bedroom offers ample space for bedroom furniture and continues the neutral décor.

Bedroom Two

This double bedroom benefits from a window to the front aspect, and plenty of space for bedroom furniture.

Bedroom Three

Currently utilised for storage, this bedroom has potential to be utilised in a number of ways, including an office space, single bedroom, or even a craft room.

Bathroom

Equipped with a shower over the bath, a pedestal hand basin, and a WC, this family bathroom features neutral wall tiling and a neutral floor vinyl.

**Garden**

Featuring a large, decked area, which is ideal for dining al fresco style, a few steps lead down to a grassed area and a hard standing, ideal for a shed or small outbuilding. The garden is currently extended over the driveway to the side of the property but the space could be reinstated to provide off-road parking for up to two vehicles.

Parking

The property provides a tandem driveway with parking for up to two vehicles. Part of the driveway is currently incorporated into the garden but could easily be moved back to be used solely as a driveway. On-road parking is also available on Mary Rose Avenue and the surrounding roads.

97 Mary Rose Avenue presents a fantastic opportunity to acquire a spacious three-bedroom home, with potential for the new owners to make their own. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

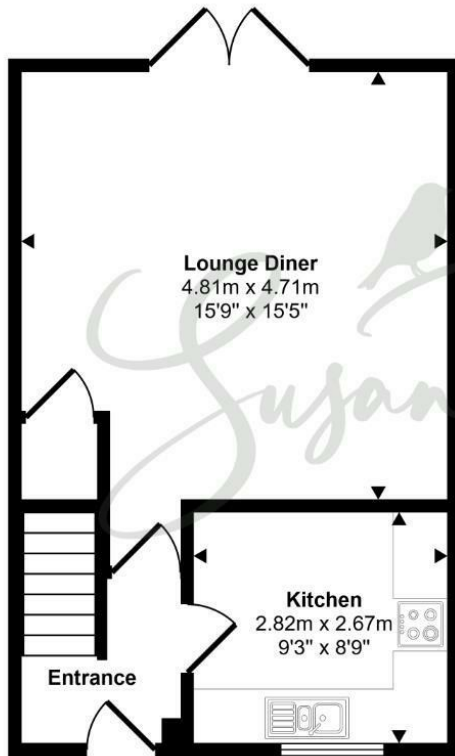
Tenure: Freehold

Council Tax Band: C (approx. £2,163.23 pa – Isle of Wight Council 2025/2026)

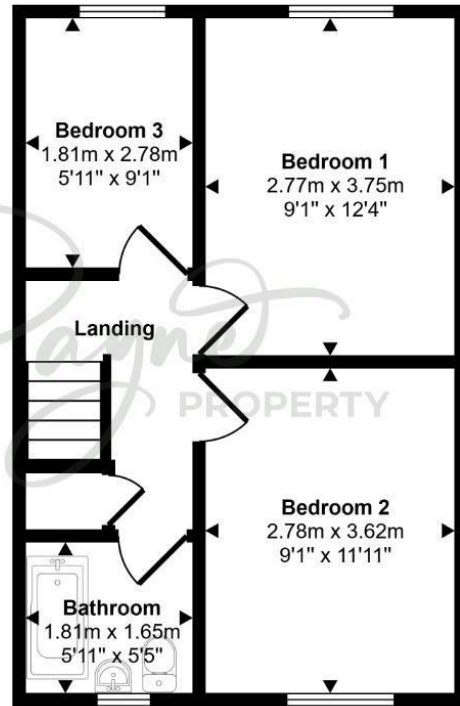
Services: Mains water, drainage, gas, and electricity



Approx Gross Internal Area
71 sq m / 768 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 36 sq m / 383 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) 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		
	67	77
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	

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.