



- No Onward Chain
- Generous South Facing Garden
- Parking for Two Vehicles
- Level Walk to Town Centre & Buses
- Individual Ground Floor Garden Flat
- Private Entrance
- Separate Ancillary Building - Currently Generating Income
- Comfortable 1 Bedroom Accommodation
- 16'5 Bay Window Lounge/Diner
- 12'5 Kitchen/Breakfast Room

77 Argyll Street, Ryde, PO33 3BY

£155,000

Found in the heart of Ryde, this substantial ground floor Victorian flat presents a unique opportunity for those seeking a blend of charm and potential. Boasting two reception rooms and a spacious bedroom, this property is designed for comfortable living. The high ceilings and generous room sizes create an airy atmosphere, perfectly complemented by the south-facing garden that invites natural light throughout the day.

Conveniently located, the flat is just a level walk from the town centre and local bus services, making it an ideal choice for those who appreciate accessibility. The property is generally well presented, yet it offers the exciting prospect of modernisation, allowing you to tailor the space to your personal taste and lifestyle.

Accessed via a private entrance, this flat also benefits from owning the entire rear garden, providing a delightful outdoor space for relaxation or entertaining. Additionally, an adjoining ancillary building is currently rented out, generating income while also offering a variety of potential uses, such as a workshop or hobby room.

With parking available for two vehicles, this property combines practicality with the charm of Victorian architecture. Whether you are looking to invest or seeking a new home, this flat in Ryde is a remarkable find that promises both comfort and versatility.



Accommodation

Private Entrance

Entrance Lobby

5'6 x 5'5 (1.68m x 1.65m)

Walk-in Storage

Lounge/Diner

16'5 max to bay x 12'5 (5.00m max to bay x 3.78m)

Kitchen/Breakfast Room

12'5 x 10'11 (3.78m x 3.33m)

Garden Room

11'1 x 9'11 (3.38m x 3.02m)

Bedroom

14'6 including wardrobes x 7'10 (4.42m including wardrobes x 2.39m)

En Suite Shower Room

Parking

Hardstand for two vehicles with 'in and out' dropped kerbs.

Private Garden

A generous, south facing private garden. It's central artificial lawn is framed by paved patios and pathways. Sun deck. Pergola. Garden shed. Raised flower beds to rear and fence boundaries enclose the garden on all sides.

Ancillary Building

Currently used as rented accommodation generating £395 per month or £4740 per annum. This non-standard construction building offers a multitude of uses including a workshop or hobby rooms.

Private entrance

Kitchen

11'4 x 6'6 (3.45m x 1.98m)

Bed/Sitting Room

25'1 x 6'9 (7.65m x 2.06m)

Shower Room

Garden

A small section of private garden has been enclosed for the sole use of the tenants.

Tenure

Freehold, including the Freehold of the whole building. This flat is responsible for £60 per month service charge.



Council Tax
Band A

Flood Risk
Very Low Risk

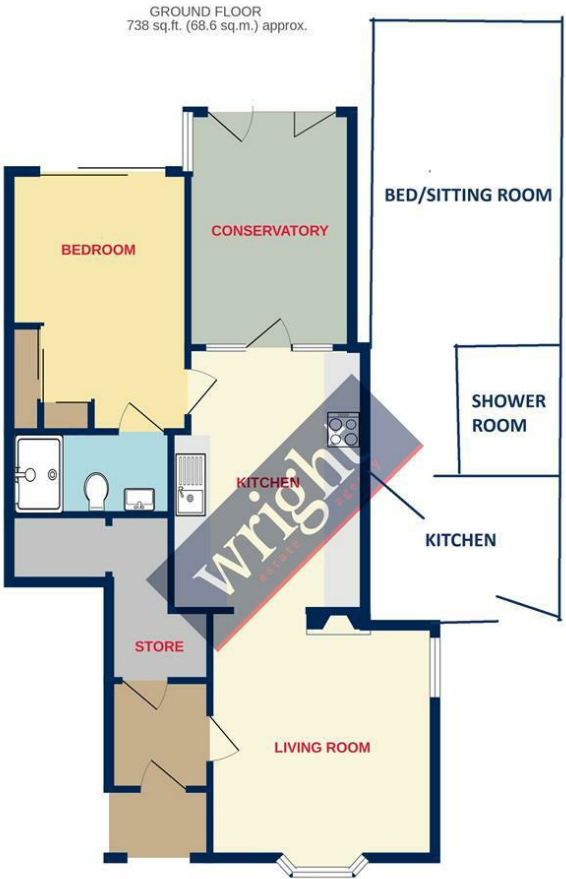
Construction Type
Painted brick elevations. Slate roof. Cavity walls. Some single skin walls to rear. Annexe/workshop is substandard construction.

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

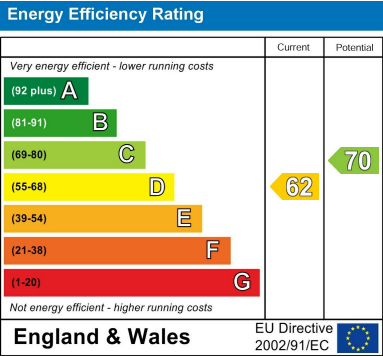
Broadband Connectivity
Up to Ultrafast fibre available

Services
Un-tested gas, electric, water and drainage.

Agents Note
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 capability or efficiency can be given.
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