



- Attractive Victorian Semi Detached House
- Smart Modern Kitchen/Breakfast Room
- Front and Rear Gardens
- Handy Utility Room
- Hugely Convenient Central Position
- Detached Double Garage & Parking
- Shower Room & Bathroom
- Comfortable 3 Bedroom Accommodation
- 14'1 Bay Window Lounge
- D/Glazed Conservatory/Dining Room

32 West Street, Ryde, Isle Of Wight, PO33 2QF

£310,000

It is not exactly rare to find an attractive Victorian house situated in a hugely convenient central location but it is far more rare to find one with a detached double garage & parking, as is the case with this property. It sits just a few minutes walk from the bustling town centre at Ryde and its double garage and parking is nicely tucked away to the rear of the property accessed from the adjacent road. Inside the house and the sensibly arranged layout has obviously evolved over the years to include beneficial additions such as a conservatory/dining room, a very smart modern kitchen and a downstairs shower room plus an upstairs bathroom. The utility room sits off the kitchen and offers a second access to the pretty rear garden. There are three bedrooms to choose from, all spatially comfortable and well presented as is the entire interior. Ryde Town offers a diverse and extensive range of retail shops and facilities largely unrivalled on the Island and these are all close to hand. Miles of pleasant beaches hug Ryde's coastal position and here you will find high speed passenger connections to the mainland. There is a good selection of schools in and around Ryde to suit all ages including the well respected Independent Ryde School. All in all this is a conveniently placed home packed full of attractive attributes so do come and see for yourself.



Accommodation

Porch

Entrance Hall

Lounge

14'11" into bay x 12'0" max (4.55m into bay x 3.66m max)

Kitchen/Diner

13'0" x 12'0" (3.96m x 3.66m)

Conservatory/Dining Room

14'3" x 7'2" (4.34m x 2.18m)

Utility Room

8'1" x 7'0" (2.46m x 2.13m)

Shower Room

6'11" x 6'5" (2.11m x 1.96m)

Landing

Loft access with pull down ladder.

Bedroom 1

12'1" x 9'11" (3.68m x 3.02m)

Bedroom 2

10'7" max x 9'2" plus wardrobes (3.23m max x 2.79m plus wardrobes)

Bedroom 3

12'2" x 5'9" (3.71m x 1.75m)

Bathroom

7'3" x 7'1" (2.21m x 2.16m)

Double Garage

16'0" x 15'11" (4.88m x 4.85m)

A detached sectional concrete double garage with a powered door and lighting. Window to side. Side access to/from garden.

Driveway

Space for a vehicle.

Tenure

Freehold

Council Tax

Band C



Gardens

A walled frontage has its borders filled with established coloured shrubs divided by a gravel walk way. Pathway to porch. A gated side access leads to the rear garden. This lawned garden is defined by its impressive Magnolia Tree and Cherry Tree. The lawn is framed by flower and shrub borders bringing an array of colour to the garden. Paved patio area. Concrete patio area. Garden tap.

Flood Risk

Very Low Risk

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

Broadband Connectivity

Up to Ultrafast fibre available

Construction Type

Brick elevations. Slate roof. Cavity walls.

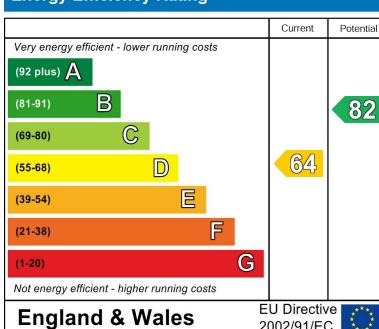
Services

Unconfirmed gas, electric, water and drainage.

Agents Notes

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

Energy Efficiency Rating



Ground Floor

1st Floor

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniels Harrison Surveyors £50, Connells Surveyors £100.



187 High Street, Ryde, Isle of Wight, PO33 2PN



Phone: 01983 611511

Email: ryde@wright-iw.co.uk



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