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wright  
estate agency



- No Onward Chain
- Lounge/Diner with Feature Fireplace
- Convenient Central Location
- Well Placed for Buses & Trains
- Victorian Semi Detached House
- Well Presented Interior
- Generous 11'11 Kitchen
- Comfortable 2 Bedroom Accommodation
- 42ft Rear Garden
- D/Glazing & Gas C/Heating

9A St. Johns Hill, Ryde, PO33 1HN

£175,950

Situated in the heart of Central Ryde, this charming Victorian semi-detached house offers a delightful blend of character and modern convenience. Spanning 591 square feet, the property features two well-proportioned bedrooms and a comfortable reception room, making it an ideal choice for first-time buyers, those looking to downsize, or anyone seeking a home with easy access to local amenities.

The interior of the house is tastefully presented, boasting fresh decor and a brand-new carpet in the inviting lounge/diner. This space is enhanced by an open fire, providing a warm and welcoming focal point for gatherings. The main bedroom also features a lovely fireplace, adding to the property's charm and character.

Outside, the rear garden extends to an impressive 42 feet, offering a private outdoor space perfect for relaxation or entertaining. The location is particularly advantageous, with excellent transport links nearby, including buses and trains, ensuring that you are well-connected to the surrounding areas.

This affordable home is not only a wonderful opportunity for those entering the property market but also a perfect retreat for anyone wishing to enjoy the vibrant coastal lifestyle that Ryde has to offer. With its blend of period features and modern comforts, this property is sure to appeal to a wide range of buyers.



# Accommodation

## Entrance

## Kitchen

11'11 x 10'0 max (3.63m x 3.05m max)

## Built in Storage

## Lounge/Diner

12'11 x 10'1 (3.94m x 3.07m)

## Rear Hallway

## Bathroom

8'5 x 5'8 (2.57m x 1.73m)

## Landing

## Bedroom 1

12'11 x 10'1 (3.94m x 3.07m)

## Bedroom 2

10'0 x 9'0 (3.05m x 2.74m)

## Built in Storage

## Built in Boiler Cupboard

## Gardens

The frontage is laid to concrete for ease of maintenance, please note this is not an official parking hardstand. Gated side access to rear garden. This measures some 42ft in length and is fully enclosed by fence boundaries. It is mainly laid to artificial lawn to keep with the low maintenance theme. Two mature trees stand at the far boundary. Garden shed. Rockery.

## Tenure

Freehold

## Council Tax

Band B



**Flood Risk**  
Very Low Risk

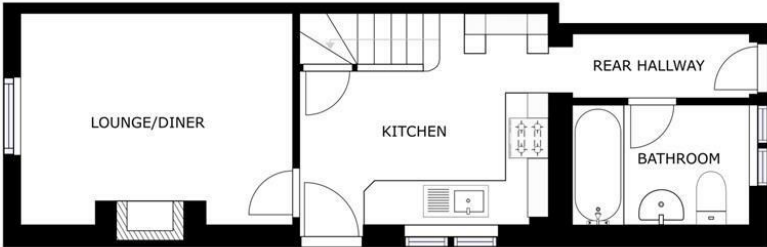
**Construction Type**  
Brick elevations. Slate roof. Cavity walls.

**Broadband Connectivity**  
Up to Ultrafast fibre available

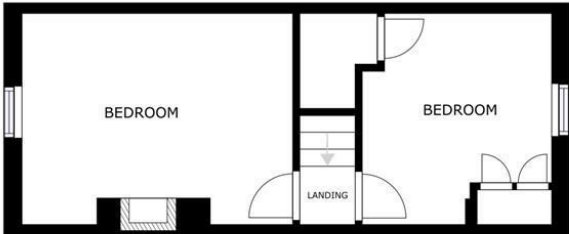
**Mobile Coverage**  
Coverage includes EE, Three, O2 & Vodafone

**Services**  
Unconfirmed 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.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 35.65 m<sup>2</sup>, FLOOR 2: 25.35 m<sup>2</sup>  
TOTAL: 61 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
	70	78
England & Wales	EU Directive 2002/91/EC	

**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, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:      Date .....      Time .....