ryde@wright-iw.co.uk

wright estate agency

- No Onward Chain
- Two Formal Reception Rooms
- Yards from Local Shop, Town Centre, Buses & Trains
- Gas C/Heating & D/Glazing
- Pretty Town Cottage in Convenient Location
- Fresh Decor & Beautifully Presented
- Upstairs Bathroom with Separate Shower
- Comfortable 2 Bedroom Accommodation
- Enclosed Neat Rear Garden
- Handy Utility Lean-to

17 South Street, Ryde, PO33 2SD

£159,950

Situated in the heart of Central Ryde, this charming semi-detached Victorian cottage, built in circa 1852, offers a delightful blend of period features and modern living. Spanning approximately 667 square feet, the property boasts a well-presented interior that is both inviting and functional.

Upon entering, you are greeted by a formal lounge that exudes warmth and character, seamlessly leading into a separate dining room that adjoins a smart, modern kitchen. This well-equipped kitchen is perfect for culinary enthusiasts and provides a lovely space for family gatherings. The upstairs bathroom is thoughtfully designed, featuring a separate shower for added convenience.

The property comprises two comfortable bedrooms, ideal for a small family or as a guest room. The cleverly designed low-maintenance rear garden is a true highlight, laid to artificial lawn and enclosed by attractive fence and wall boundaries, creating a sunny retreat for relaxation or outdoor entertaining.

Situated in a popular coastal town, this cottage enjoys a convenient position close to local shops, the town centre, and excellent transport links, including buses and trains. This property is perfect for those seeking a charming home in a vibrant community, combining the best of coastal living with easy access to amenities. Don't miss the opportunity to make this delightful cottage your own.

Accommodation

Entrance Lobby

Lounge
11'10 max x 10'10 (3.61m max x 3.30m)

Dining Room
11'11 max x 9'0 (3.63m max x 2.74m)

Built in Storage

Kitchen
9'1 x 6'5 (2.77m x 1.96m)

Rear Lobby
Housing gas boiler

Utility Lean-To
9'1 x 5'4 (2.77m x 1.63m)

Landing

Bedroom 1
11'10 max x 10'8 (3.61m max x 3.25m)
Loft hatch

Built in Storage

Bedroom 2
10'8 including wardrobe x 8'10 (3.25m including wardrobe x 2.69m)

Bathroom
9'3 x 6'4 (2.82m x 1.93m)

Gardens
The walled frontage is laid to decking with a paved surround. Gated side access to rear garden. This enclosed garden is exposed to the east and south. It is laid to artificial lawn for ease of maintenance and framed by a brick paved patio. Garden shed. External lighting.

Gardener's Loo
Outhouse w.c.

Tenure
Freehold

Council Tax
Band B

Flood Risk
Very Low Risk

Construction Type
Rendered elevations. Slate roof. Cavity or solid walls mainly. Single skin extension.

Mobile Coverage
Coverage includes EE, O2, Three & Vodafone

Broadband Connectivity
Up to Ultrafast fibre available

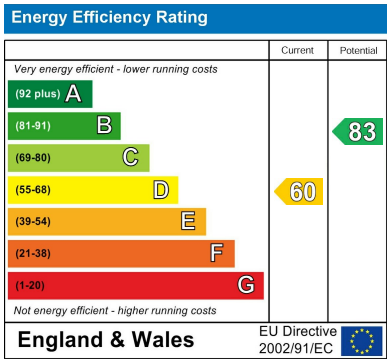
Services
Unconfirmed gas, electric, water and drainage.

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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor

First Floor

This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.
Plan produced using PlanUp.



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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