ryde@wright-iw.co.uk

wright
estate agency

- No Onward Chain
- Beautifully Presented & Tastefully Finished Interior
- Convenient Central Position
- Gas C/Heating & D/Glazing
- Pretty Town Cottage
- Stylish Kitchen/Diner with Garden Access
- Smart Modern Bathroom
- Comfortable 2 Bedroom Accommodation
- Sunny, South Facing Courtyard Garden
- Cosy 14'0 Lounge

7 Hill Street, Ryde, Isle Of Wight, PO33 2QN

£175,000

Situated in the heart of Central Ryde, this charming Victorian end terrace house offers a delightful blend of modern comfort and classic character. Spanning 667 square feet, the property boasts two inviting reception rooms and two well-proportioned bedrooms, making it an ideal home for couples or small families.

As you step inside, you will be greeted by a smart and stylish interior, tastefully finished in neutral tones that create a warm and welcoming atmosphere. The property has been meticulously cared for, ensuring that it is both aesthetically pleasing and functional. The wonderfully light kitchen/diner is a standout feature, seamlessly connecting to a sunny south-facing courtyard garden. This private outdoor space is well-screened by its walled boundaries, providing a tranquil retreat that is easy to maintain.

Located towards the upper reaches of the town centre, this cottage is conveniently within walking distance of all local amenities, including shops, cafes, and transport links. The property benefits from gas central heating, with double-glazed windows that help retain warmth, ensuring comfort throughout the year.

This delightful town cottage is not just a home; it is a lifestyle choice, offering both convenience and charm in a sought-after convenient location. Whether you are looking to settle down or invest, this property is a true gem that deserves your attention.

Accommodation

Entrance

Lounge
14'0 max x 13'0 max (4.27m max x 3.96m max)

Kitchen/Diner
11'9 x 9'0 (3.58m x 2.74m)

Rear Hallway

Bathroom
8'0 x 5'0 (2.44m x 1.52m)

Landing

Bedroom 1
13'5 x 10'0 (4.09m x 3.05m)
Loft hatch. Recessed storage.

Bedroom 2
11'9 x 9'1 (3.58m x 2.77m)

Garden
A stone wall defines the the kerb-sdie boundary of the frontage. This is laid to paving with graveled edging. To the rear sits the south facing courtyard garden. It is well screened by its walled boundaries and is also laid to paving. A storage shed sits off the rear extension and is tastefully clad to to match and blend in with the rear extension.

Council Tax
Band B

Tenure
Long leasehold., 999 years from 1858.
Ground rent is £4 per annum.

Flood Risk
Very Low Risk

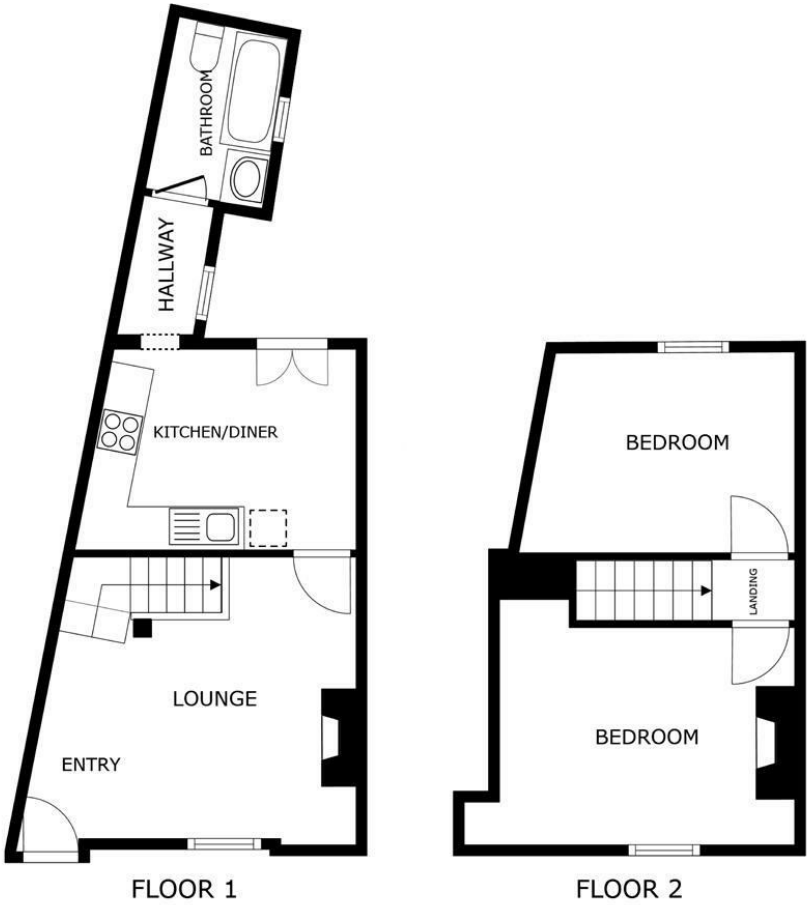
Broadband Connectivity
Up to Ultrafast fibre available.

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

Construction Type
Bick and clad elevations. Slate roof. Cavity walls.

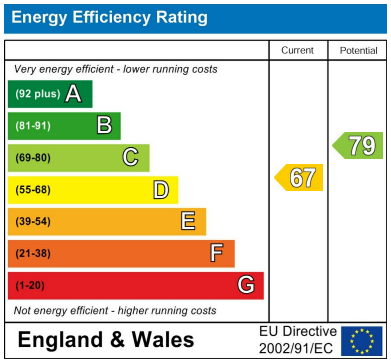
Services
Unconfirmed gas, electric, water and drainage.

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.



GROSS INTERNAL AREA
FLOOR 1 33.8 m² FLOOR 2 27.0 m²
TOTAL : 60.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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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