



- No Onward Chain
- Comfortable 2 Bedroom Accommodation
- Upstairs Bathroom
- Well Placed for Local Shop, Buses & Trains

- Modern Semi Detached House
- Parking to Rear
- Close to Local Schools

- Generous 18'4 Lounge/Diner
- Modest Front & Rear Gardens
- D/Glazing & Gas C/Heating

52B St. Johns Road, Ryde, PO33 2RS

£175,000

Situated in the vibrant heart of Central Ryde, this charming semi-detached house presents an excellent opportunity for first-time buyers or those seeking a convenient relocation option. Built in the 1980's, this modern property spans a comfortable 639 square feet, offering a well-designed living space that is both practical and inviting.

Upon entering, you will find a spacious lounge/diner measuring an impressive 18'4", which serves as the heart of the home. This generous area effortlessly connects to the kitchen and the garden, creating a perfect setting for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise space and light, ensuring a warm and welcoming atmosphere throughout.

The property features two well-proportioned bedrooms, providing ample room for relaxation and rest. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the allocated parking space for one vehicle at the rear, a rare find in such a central location. This added convenience enhances the appeal of the home, making it an even more attractive option for potential buyers.

With its prime location in Central Ryde, residents will enjoy easy access to local amenities, shops, and transport links, making daily life both convenient and enjoyable. This chain-free property is ready for you to move in and make it your own. Whether you are starting your journey as a homeowner or seeking a new place to call home, this semi-detached house is a delightful choice that combines comfort, style, and practicality.



# Accommodation

## Porch

## Lounge/Diner

18'4" x 11'11" (5.59m x 3.63m)

## Kitchen

11'11" x 7'10" (3.63m x 2.39m)

## Landing

Loft Hatch

## Built-in Storage

## Bedroom 1

11'11" x 9'10" (3.63m x 3.00m)

## Bedroom 2

11'11" x 8'10" (3.63m x 2.69m)

## Bathroom

7'1" x 5'6" (2.16m x 1.68m)

## Gardens

The frontage is laid to lawn. A gated side access leads to the rear garden. This is enclosed by fence boundaries and largely laid to paving. Gated rear access to parking area.

## Parking

Allocated space to the rear of the property.

## Tenure

Freehold

## Council Tax

Band B

## Construction Type

Brick elevations. Concrete tile roof. Cavity walls.

## Flood Risk

Very Low Risk



**Mobile Coverage**

Limited Coverage Includes: EE, O2 & Vodafone

**Broadband Connectivity**

Openreach and Wightfibre Networks up to Ultrafast available.

**Services**

Unconfirmed gas, electric, mains 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.

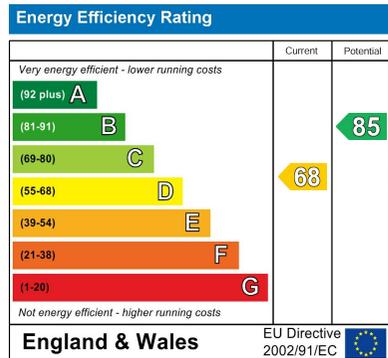


GROUND FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given  
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**Viewing:**      Date .....      Time .....