



- No Onward Chain
- Two Adjoining Reception Rooms
- Upstairs Bathroom
- Level Walk to Town Centre
- Attractive Victorian Semi Detached House
- Gated Off-Road Parking
- Appealing Individual Layout
- Comfortable 2 Bedroom Accommodation
- Generous 75ft Rear Garden
- Gas C/Heating & D/Glazing

42 West Street, Ryde, PO33 2UH

£225,000

This pretty property is a classic example of Victorian architecture. Smooth contrasting rendered window reveals, quoins and an entablature detail over the main window are the perfect contrast to the sand brick facade. The front door is concealed at the side of the house opening into the adjoining lounge and dining room which combine for an open plan feel to the reception space. The kitchen sits to the rear and it is easy to imagine further extension to the house as it backs on to the sizeable rear garden. Upstairs and there are two bedrooms and a spacious bathroom for all to use. The house is ready to move into yet offers an attractive opportunity to improve in certain areas when you have the inclination. The gated driveway offers space for a vehicle and there is further on-street parking in West Street. The garden is quite a feature of the property as it extends to some 75ft in length and facing west is perfectly orientated to attract the sun into the evening. The location is towards the uppers reaches of the town centre offering a level walk to the extensive range of shops and services found in Ryde. There is a local corner shop and buses are just around the corner from this well placed home. Ryde is well known for its miles of sandy beaches and regular high speed passenger crossings to the mainland as an extension to shopping options and commuter travel. This property is chain free and as such will be the speedier route to secure a new home.



Accommodation

Entrance Lobby

Dining Room

12'5" x 11'10" (3.78m x 3.61m)

Lounge

11'10" max x 11'8" (3.61m max x 3.56m)

Kitchen

9'10" x 6'10" (3.00m x 2.08m)

Landing

Bedroom 1

14'9" including wardrobes x 11'10" (4.50m including wardrobes x 3.61m)

Loft hatch.

Built-in Cupboard Housing Boiler

Bedroom 2

10'6" x 6'10" (3.20m x 2.08m)

Bathroom

9'9" x 5'9" (2.97m x 1.75m)

Parking

Gated driveway parking for one vehicle.

Gardens

The walled frontage has ornate railings on top of its dwarf walled boundary. A gravel border sits to one side. Paved pathway to side garden access. The rear 75ft west facing garden attracts the sun into the evening. It is largely laid to lawn and has a shrub border to one side. Paved patio area. Concrete pathways and a second patio area. Garden sheds x2. Garden tap. Ornamental trees to one side. Wall and fence boundaries enclose the garden.



Tenure

Long leasehold. 999 years from 1870.

Council Tax

Band C

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 sale.

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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