



- Pretty Town Cottage
- Hugely Convenient Central Position
- Kitchen/Diner Overlooking Garden
- Character Appeal
- Nicely Tucked Away in Quiet Position
- Cosy Lounge
- Views Across Ryde from Upper Floor
- Comfortable 2 Bedroom Accommodation
- West Facing 50ft Rear Garden
- D/Glazing & Gas C/Heating

12 Bank Gardens, Ryde, PO33 2SY

£169,950

Picture the lifestyle of being only a matter of yards from the High Street shops and services whilst being nicely tucked away from passing traffic and pedestrians. If the convenience of this sounds appealing then this pretty town cottage should be right up your street so to speak. It sits at the top of Bank Gardens where the upper floor reveals an interesting view across Ryde. Entrance is via a pitched roof porch leading into the cosy lounge. The kitchen/diner is to the rear overlooking the surprisingly generous 50ft rear garden. The rear lobby and bathroom completes the ground floor layout leaving two comfortable bedrooms at first floor level. Gas central heating warms the cottage throughout and the double glazed windows will help to retain the heat. With Ryde town centre nearby you will enjoy one of the best selections of retail shops and associated services found anywhere on the Island. Extensive travel options will also be to hand including bus routes just around the corner, a train station on St John's Road and mainland highspeed passenger connections are found along The Esplanade.



Accommodation

Porch

Lounge

10'11" x 10'1" max (3.33m x 3.07m max)

Inner Lobby

Kitchen/Diner

10'0 x 8'8" (3.05m x 2.64m)

Built-in Storage

Rear Lobby

Bathroom

5'7"x 5'3" (1.70mx 1.60m)

Landing

Loft Hatch.

Bedroom 1

11'1" x 10'1" max (3.38m x 3.07m max)

Built-in Storage

Bedroom 2

10'2" x 8'10" (3.10m x 2.69m)

Gardens

A small front garden sits to the side of the porch. Gated side access leading to rear. A courtyard sits off the immediate rear of the cottage. The main garden extends to some 50ft in length and is enclosed by fence and wall boundaries. Paved pathways meander through the shrub and ornamental tree filled garden. Water feature. Garden shed. Garden tap. A solitary silver birch to one side. The garden faces west attracting the Sun late into the day.

Council Tax

Band A

Tenure

Long leasehold. 1000 years from 1st Jan 1856



Services

Unconfirmed gas, electric, mains water and drainage.

Broadband & Mobile Signal

No broadband connected. Wightfibre available in Road. Mobile coverage includes EE, Vodaphone, O2 & Three.

Construction Type

Standard construction. Single storey single skin extension to rear.

Flood Risk

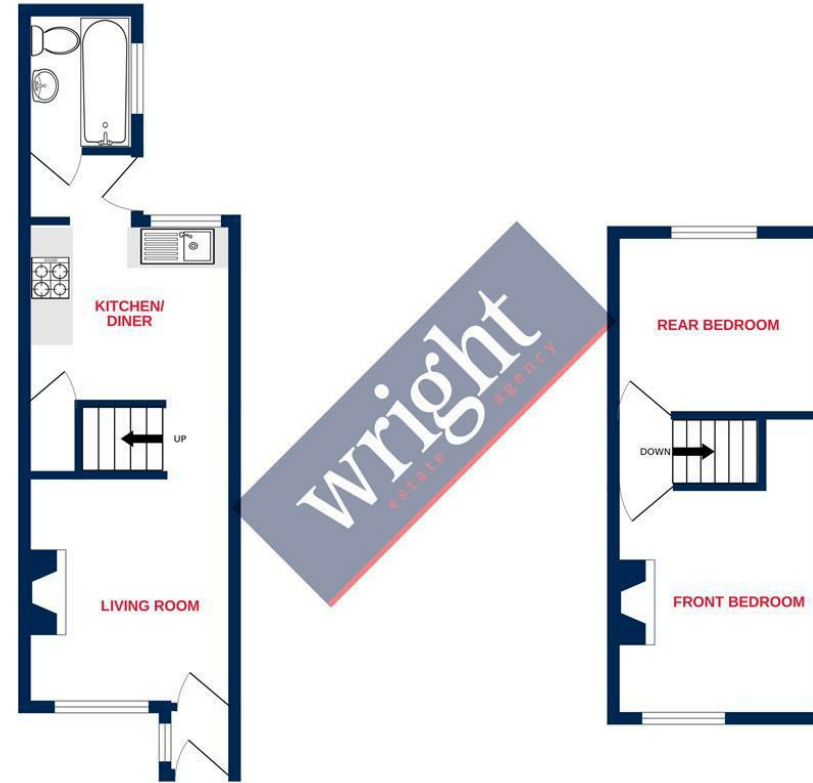
Very Low. Never flooded during current ownership from 2005.

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
280 sq.ft. (26.0 sq.m.) approx.

1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(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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Viewing: Date Time