



- 2 Bedroom Semi Detached House
- Short Walk To Beach
- Westerly Facing Rear Garden
- Limited Onward Chain

- Separate Dining Room
- D/glazing & Gas C/heating
- Upstairs Bathroom

- Sun Terrace
- Cosy Lounge
- Multi Fuel Burner

89 West Hill Road, Ryde, PO33 1LQ

£220,000

This classic Victorian Semi Detached house is traditionally laid out and benefits from an upstairs shower room. The lounge is a comfortable size and faces east over looking the front garden. There is a multi fuel burner which is ideal on those colder evenings and creates such a cosy atmosphere. The Dining Room off the kitchen leads out to a raised sun terrace with views across Ryde, with its westerly position it catches the last of the evening sun. There is stair access down to the rear garden which currently includes a greenhouse and to the side there is a shed for storage. The property is positioned half way up West Hill Road so the sandy beaches of Ryde and Appley are only a short walk away. Ryde esplanade & town centre hosts several cafes, bars and restaurants ideal for those that like to lunch out. Although if you would like to travel further afield the transport links to Portsmouth & Southsea are readily available by boat or hovercraft. Staying local the taxi rank, bus and train stations are convenient to explore the rest of the island.



Accommodation

Entrance Lobby

Lounge

12'3" max x 10'11" (3.73m max x 3.33m)

Kitchen

12'4" max x 11'0" (3.76m max x 3.35m)

Dining Room

8'8" x 6'10" (2.64m x 2.08m)

Landing

Bedroom 1

12'4" max x 10'11" (3.76m max x 3.33m)

Bedroom 2

11'0" x 8'7" (3.35m x 2.62m)

Shower Room

8'8" x 6'11" (2.64m x 2.11m)

Gardens

The fenced front garden is relatively low maintenance with a flower bed to the front and side hedge boundary. The side path leads to the rear westerly garden which is mainly laid to lawn. The sun terrace forms a raised section with views across Ryde. The rear garden also homes a greenhouse and garden shed.

Tenure

Freehold

Council Tax

Band B

Mobile Coverage

Coverage includes EE, O2, Three and Vodaphone.



Broadband Availability

Openreach and Wightfibre networks.
Ultrafast fibre available.

Flood Risk

Very low flood risk.

Construction Type

Standard construction.

Services

Unconfirmed gas, mains water, electric 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
369 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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		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	

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