



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 Avaliablity

Openreach and Wightfibre networks. Ultrafast fibre available.

Flood Risk

Very low flood risk.

Construction Type

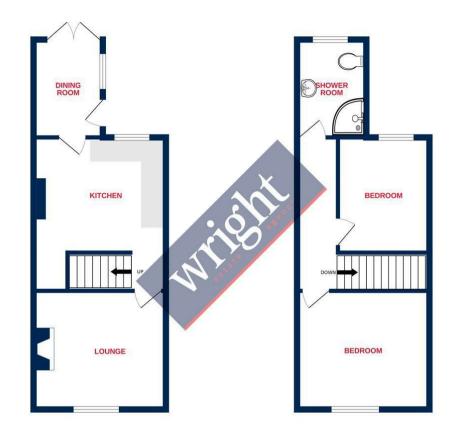
Standard construction.

Services

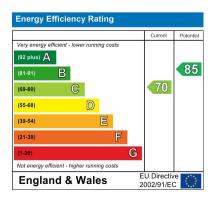
Unconfirmed gas, mains water, electric and drainage.

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 fitments, 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



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.

TOTAL FLOOR AREA: 747 s pt. ft. (69.4 s pm.) approx.
White every streeps have been raised to rever the excusing of the topolar contained lever, resourcement of doors, windows, cross and any other levers are approximate and no responsability is taken for any every consistent or mis-streement. This piles in the literature purposes or your and bound be used as such by any prospective practises. The services, systems and applicances shown have not been lested and no guarantee and to the trade with white the piles.

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Viewing:	Date	Time

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