



- Attractive 134sqm Character Property
- Generous 25'5 Kitchen/Diner
- Sunny South Facing Garden
- Potential Parking (subject to permissions)
- Very Comfortable 3 Bedroom Accommodation
- Sought After Residential Road
- Separate Dining/Sitting Room
- Well Presented Interior
- Cosy Lounge with Bay Window
- Cloakroom W.c & Upstairs Bathroom

9 Ratcliffe Avenue, Ryde, Isle Of Wight, PO33 3DN

£375,000

We are sure you will agree that Ratcliffe Avenue is easily one of the prettiest residential roads in Ryde and this classic semi detached villa is at least in part responsible for this. The yellow brick facade has red brick soldier courses and arched detailing over the twin windows within the two storey bay window frontage. Inside the home is well presented throughout highlighting such internal character features as the staircase, high ceilings and feature lounge fireplace. The elegant hallway gives way to the two formal reception rooms and the spacious kitchen/diner. A cloakroom w.c has been cleverly added at ground floor and there is a handy storage area under the stairs. Up to the first floor and there are three comfortable bedrooms to choose from and a family bathroom for all to use. The sunny south facing rear garden is nicely enclosed and there is a further seating area to the side of the house. The pretty front garden has taken precedence over creating off-street parking as Ratcliffe Avenue has plenty of on-street spaces. For those from out of town, the main shopping area leads all the way down to the beach of this wonderful coastal town and includes a comprehensive selection of retail shops and services largely unrivalled across the Island. Ryde is also well known for its sandy beaches, iconic pier and for having a regular highspeed passenger service to the mainland for extended shopping trips and commuting. Schools to suit all ages are well within walking distance and a 10 minute walk will see you to the bustling town centre from this well placed home.



Accommodation

Porch

Entrance Hall

Built-in Storage

Lounge

15'8" max to bay x 12'6" (4.78m max to bay x 3.81m)

Dining/Sitting Room

12'1" max x 10'11" (3.68m max x 3.33m)

Kitchen/Diner

25'5" x 11'0" (7.75m x 3.35m)

Cloakroom W/C

Landing

Loft Access

Bedroom 1

15'7" max to bay x 10'10" max (4.75m max to bay x 3.30m max)

Bedroom 2

12'1" max x 10'11" (3.68m max x 3.33m)

Bedroom 3

11'10" max x 11'1" max (3.61m max x 3.38m max)
'L' Shaped

Bathroom

8'3" x 5'6" (2.51m x 1.68m)

Gardens

The pretty frontage has mature shrubs edging the central lawn. The wrought iron railings sit on top low built wall boundary. Gates open on to paved pathways leading to front door and the gated side access to the rear garden. The Sunny South facing rear garden is fully enclosed by fence boundaries and is mostly laid to lawn. Paved patio and pathways. Garden tap. Garden shed.

Potential Parking

As many of the neighboring properties already have, we believe this frontage has potential to create parking. This would be subject to all the relevant permissions and alterations.



Council Tax
Band D

Tenure
Freehold

Broadband Connectivity
Openreach and Wightfibre networks. Ultrafast fibre available.

Mobile Coverage
Coverage includes EE, O2, Three & Vodaphone

Flood Risk
Very Low Risk

Construction Type
Standard Construction

Services
Unconfirmed gas, electric, mains water, drainage & broadband.

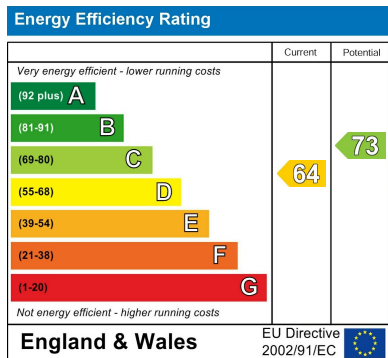
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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.



GROSS INTERNAL AREA
FLOOR 1: 66.95 m2, FLOOR 2: 54.58 m2
TOTAL: 123.53 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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