



- No Onward Chain
- Perfectly Presentable But Dated Interior
- Generous 111ft Rear Garden
- Downstairs Cloakroom W.c

- Attractive Period Town house
- Cosy 12'0 Lounge
- Spacious 14'4 Upstairs Bathroom

- Comfortable 3 Bedroom Accommodation
- Sizeable 18'1 Galley Kitchen with Stable Door
- D/Glazing & Gas C/Heating

97 George Street, Ryde, Ryde, Isle Of Wight, PO33 2JE **Offers In The Region Of £200,000**

The smooth rendered facade and window detailing of this elegant Victorian town house ensure strong kerb-side appeal. This pretty property provides a wealth of space, internal features and a particularly sizeable garden which are sure to impress. The interior is dated yet is easily in a suitable condition so anyone can move in whilst they plan and undertake any modernisation they feel is necessary. The generous entrance hall offers secure access to the rear garden and leads to the ground floor layout. The cosy lounge sits to the front of the property leaving the separate dining room and adjoining kitchen to the rear. A stable door from the kitchen opens in to the courtyard and then into the lovely garden. Upstairs and there are three bedrooms and a particularly large bathroom for all to use. The ground floor cloakroom w.c is a more recent addition to the house convenient for use when coming in from the garden. This appealing home is situated within the very heart of central Ryde within easy walking distance of shops, facilities and buses. Any townie will find this position perfect with the added benefit of being close enough to the beach and the regular highspeed passenger services to the mainland. If you are looking for an attractive home in the most convenient of positions then this town house is definitely for you.



Accommodation

Entrance Hall

27'0" x 2'7" (8.23m x 0.79m)

Access to rear garden

Inner Lobby

Lounge

12'0" x 11'6" (3.66m x 3.51m)

Dining Room

15'3" x 11'6" (4.65m x 3.51m)

Kitchen

18'1" x 6'6" (5.51m x 1.98m)

Rear Lobby

Cloakroom W/C

6'8" max x 6'0" max (2.03m max x 1.83m max)

Landing

Loft hatch.

Bedroom 1

15'3" max inc wardrobes x 11'9" max inc wardrobes
(4.65m max inc wardrobes x 3.58m max inc wardrobes)

Built-in Airing Cupboard

Bedroom 2

12'0" x 8'2" max (3.66m x 2.49m max)

Bedroom 3

12'0" x 6'0" including wardrobes (3.66m x 1.83m including wardrobes)

Bathroom

14'4" x 6'8" (4.37m x 2.03m)

Gardens

The extensive rear garden extends to some 111ft in length. The garden is mostly laid to lawn and has a paved pathway running its full length. The idyllic space ensures that there is always a peaceful spot to sit in the Sun or the shade. A concrete patio sits off the kitchen and dining room. 3+ garden sheds. Garden tap. Fence boundaries fully enclose the garden and a spattering of shrubs and ornamental trees are found throughout.



Council Tax
Band B

Tenure

Long leasehold. 999 years from 27/1/1858. 833 years remaining. Ground rent £5 per annum.

Mobile Coverage

Coverage includes EE, O2, Three & Vodafone.

Broadband Availability

Openreach and Wightfibre networks available.
Ultrafast fibre available.

Flood Risk

Very low risk.

Construction Type

Standard construction.

Services

Unconfirmed gas, electric, mains water & 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
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 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			86
(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