



- Classic Victorian Semi Detached House
- Sunny South Facing Garden
- No Onward Chain
- 2 Reception Rooms
- Comfortable 2/3 Bedroom Accommodation
- Upstairs Bathroom
- Potential Parking(subject to permissions)
- Dated Interior, Exciting Potential to Modernise
- Convenient Central Location
- 11'11 Kitchen Overlooking Garden

onward  
WASTE  
01983 632205

91 Arthur Street, Ryde, Isle Of Wight, PO33 3BU

£235,000



Positioned on the sunny side of the road, this classic Victorian town house is found in a popular residential area. It's generous 55ft south facing garden ensures it's shrub-lined pretty lawn garden attracts the sun throughout the day. It backs on to the manicured grounds of the local cemetery making for a peaceful garden environment and a pleasant outlook. The interior is now requires modernisation creating the perfect opportunity for the new owners to personalise making a home they have always dreamed of. The ground floor enjoys two spacious reception rooms with the dining room seamlessly connecting to the equally roomy kitchen. This overlooks and accesses the sunny south facing garden and patio. Upstairs and the there are two comfortable double bedrooms and a third room to be used as a cot room or perhaps a work from home office. The bathroom completes the first floor layout. Many neighbouring houses have created off-street parking by opening the frontage and we feel this would be worth exploring for the new owner, all permissions and alterations would apply. A level walk will see you to the town centre and nearby bus routes making for an attractive level of convenience. Ryde is host to an extensive range of individual shops and associated services which are largely unrivaled across the Island. Buses, trains and highspeed passenger crossings to the mainland are all found within this bustling coastal town. Miles of sandy beaches, the iconic pier and plenty of waterside cafe's and bars are clear attractions to this Victorian seaside town. Arthur Street is also within walking distance to several of Ryde's schools to suit all ages avoiding lengthy school pick-ups and drop-offs. If you hanker for the opportunity to create a bespoke home then look no further!





# Accommodation

## Entrance Lobby

## Lounge

12'1" max x 12'0" (3.68m max x 3.66m)

## Dining Room

12' x 10'11" (3.66m) x 3.33m)

## Built-in Storage

## Kitchen

11'11" x 8'7" (3.63m x 2.62m)

## Landing

Loft Hatch

## Bedroom 1

12'0" max x 12'0" (3.66m max x 3.66m)

## Built-in Storage

## Bedroom 2

12'2" x 8'0" max (3.71m x 2.44m max)

## Cot Room/ Home Office

8'10" x 5'5" (2.69m x 1.65m)

## Bathroom

8'9" x 5'4" (2.67m x 1.63m)

## Gardens

The walled frontage is laid to gravel for simplicity. Pathway to gated side access to rear garden. This Sunny, South facing garden is mostly laid to lawn and edged by colourful shrub filled borders. A paved patio sits off the rear of the house and a pathway leads to the paved area at the rear. Here you will find the greenhouse and garden shed. Screened by a trellis with climbing Rose. The garden backs onto the manicured grounds of the cemetery beyond its far stone wall boundary. Garden tap. The garden measures some 55ft in length.

## Potential Parking

Many other similar properties in the road have created an off road parking hardstand. We believe this would be worth investigating for this property also.

## Tenure

Freehold



**Mobile Coverage**

Coverage includes: EE,O2, Three and Vodaphone

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Construction Type**

Standard construction

**Flood Risk**

Very Low Risk

**Council Tax**

Band B

**Services**

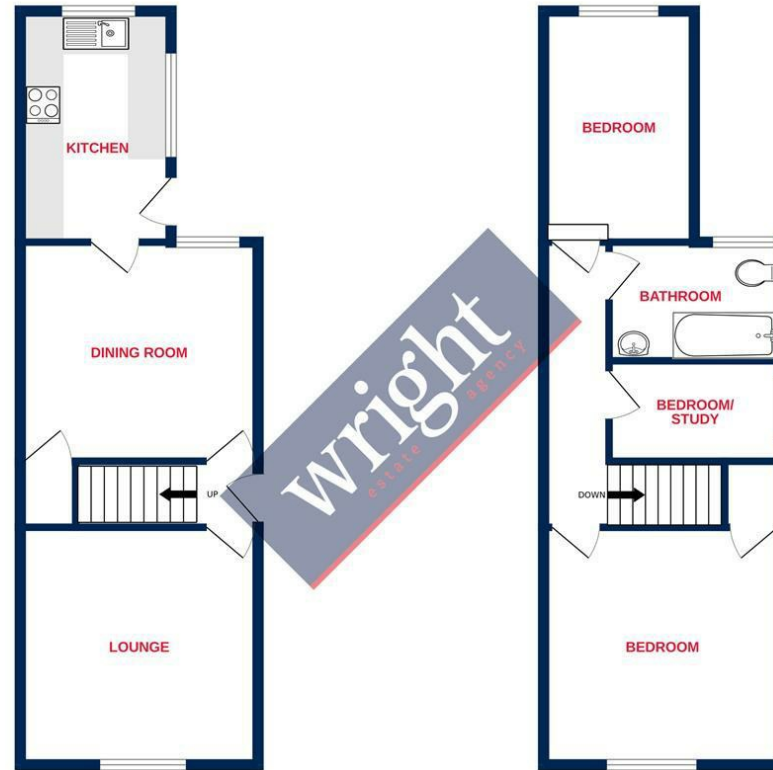
Unconfirmed gas, electric, water and drainage.

**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  
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 .....