



- Pretty Victorian Cottage
- Cosy Lounge
- Parking for Two
- D/glazing & Gas C/Heating

- Beautifully Presented Interior
- Separate Dining Room
- Well Kept Pretty Garden

- Comfortable 2 Bedroom Accommodation
- 12'7 D/glazed Conservatory
- Study & Handy Utility Room

4 Hope Road, Ryde, Isle of Wight, PO33 1AG

£260,000

This pretty Victorian cottage is situated towards the eastern reaches of Ryde in the popular suburb of Elmfield. Elmfield enjoys the best consolidation of facilities outside of the main town including two shops, a post office, a public house and a petrol station. A main bus route runs through the area offering direct access to the beach or town centre and connecting with other towns and villages across the Island. This property is beautifully presented throughout and has clearly evolved over time to include some welcomed attributes such as the conservatory, study and utility room. The vaulted ceiling in the smart kitchen is another distinctive feature of this well cared for home. Upstairs there are two bedrooms to choose from and a cleverly formed cloakroom w.c. The gardens have received the same level of attention being neatly landscaped with shrub filled borders around the main lawn and sun deck. The driveway accommodates two vehicles in tandem and there is further on-street parking within Hope Road. The quickest route to the nearby beach is via Appley Park whose leafy environs offer a traffic-free walk to meet the coastal path and renowned sandy beaches. Further along the seafront and there are multiple travel options including high speed passenger connections to the mainland for those extended shopping trips or daily commute. All in all, this really is a 'must see' property for any discerning buyer.



Accommodation

Entrance Lobby

Lounge

11'10 x 11'0 (3.61m x 3.35m)

Dining Room

12'1 max x 10'2 (3.68m max x 3.10m)

Built in Storage

Kitchen

12'0 x 7'1 (3.66m x 2.16m)

Vaulted 9'9 ceiling.

Conservatory

12'7 max x 12'1 max (3.84m max x 3.68m max)

'L' shaped room

Utility Room

9'3 x 7'4 (2.82m x 2.24m)

Built in storage

Study

7'5 x 6'10 (2.26m x 2.08m)

Bathroom

7'0 x 4'10 (2.13m x 1.47m)

Landing

Bedroom

12'2 x 11'2 (3.71m x 3.40m)

Loft access.

Cloakroom W.c

Bedroom

12'3 including wardrobe x 10'4 (3.73m including wardrobe x 3.15m)

Loft hatch

Parking

Driveway parking for 2 cars



Garden

The walled frontage is laid to gravel and has plenty of space for potted plants. Side access to rear garden. This is beautifully kept with neat borders surrounding the central lawn. Paved patio and pathways. Raised sun deck with arbour. Block built garden store with power and lighting. External sockets. Garden tap. Fence boundaries.

Workshop

11'6 x 7'10 (3.51m x 2.39m)
Power and lighting. Windows to front.

Tenure

Long leasehold. 1000 years from 1866. 843 years remaining approx

Council Tax

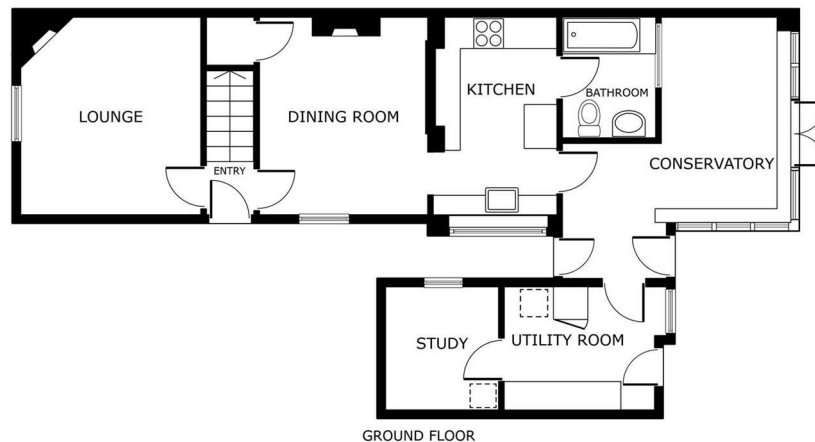
Band B

Services

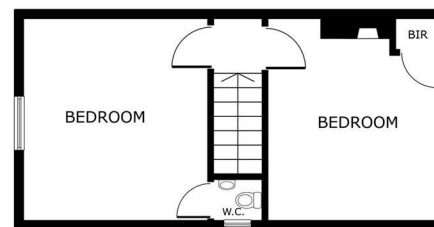
Unconfirmed gas, electric, mains water and drainage,

Agents Note

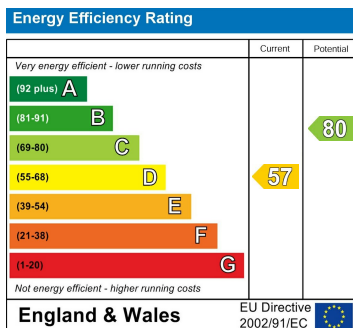
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange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



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