



- No Onward Chain
- Generous 4 Bedroom Accommodation
- Well Placed for Beach, Buses, Trains & Doctor Surgery
- Gas C/Heating
- Substantial 165 sqm Period Detached House
- 3 Equally Spacious Reception Rooms
- Flexible Layout With Work From Home Space
- Huge Potential to Modernise Interior
- Kitchen with Adjoining Breakfast Room
- Ideal Option to Create Bespoke Home

90 Monkton Street, Ryde, PO33 2BZ

Offers In The Region Of £325,000

Space, character and opportunity to renovate are available by the bucket load, excuse the coastal pun, in this charming detached house. The property has been largely untouched for the last few decades creating an exciting opportunity for a creative buyer to fulfil their dream of a bespoke home. The spacious ground floor layout includes three well proportioned reception rooms offering such flexibility as work from home space or ground floor accommodation for an elderly relative. The kitchen is similarly sizeable and has a handy breakfast room or utility room off to the rear. Upstairs and there are four comfortable bedrooms and a bathroom for all to use. The gardens combine easily maintained hard landscaped areas with raised borders and a central lawn. These wrap-around this corner plot to ensure plenty of sun throughout the day. The location also holds strong appeal as a level walk from here will see you directly to the beach, bus routes, train station, doctors surgery and a small outcrop of shops. Ryde is well known for it's miles of super beaches and waterside facilities and these are sufficiently close enough to be convenient. Monkton Mead is the local recreation park with a child's play area and lots of open space to exercise or walk the dog. We would suggest that the town centre is within walking distance for most and here you will have an array of individual retail shops and associated services which are largely unrivaled across the Island. Commuters may find the proximity to Ryde's highspeed passenger connections to the mainland extremely helpful.



Accommodation

Entrance Hall

13'0" x 5'5" (3.96m x 1.65m)

Lounge

14'5" into bay x 13'2" max (4.39m into bay x 4.01m max)

Sitting /Drawing Room

12'5" max x 12'1" (3.78m max x 3.68m)

Dining Room

12'2" x 12'1" (3.71m x 3.68m)

Rear Hallway

Built-in Storage

Rear Porch

8'8" x 3'5" (2.64m x 1.04m)

Kitchen/Breakfast Room

12'8" x 12'1" (3.86m x 3.68m)

Breakfast Room/Utility Room

8'3" x 6'8" (2.51m x 2.03m)

Landing

Loft Hatch

Bedroom 1

14'6" into bay x 13'2" max (4.42m into bay x 4.01m max)

Bedroom 3

12'5" max x 12'1" (3.78m max x 3.68m)

Bedroom 4

12'2" max x 12'2" (3.71m max x 3.71m)

Bedroom 2

12'9" max x 12'2" (3.89m max x 3.71m)

Bathroom

4'5" x 5'5" (1.35m x 1.65m)

Council Tax

Band D

Tenure

Freehold

Construction Type

Standard brick construction



Gardens

Shrub filled borders sit behind the stone wall boundary of the pretty frontage. Raised flower borders line the pathway leading to the South facing side garden. This Sunny lawned area is edged by borders and screened by it's fence boundaries. The rear garden is largely laid to paving and highlighted by raised borders. Gated access from Winton Street. Greenhouse. Garden shed. A potting shed adjoins the rear of the property and gives access to the outhouse W/C and the brick built store. Garden tap.

Mobile Coverage

Coverage includes: EE,O2, Three and Vodaphone

Broadband Connectivity

Openreach and Wightfibre networks. Ultrafast fibre available.

Flood Risk

Very Low Risk

Services

Unconfirmed gas, electric, water and drainage.

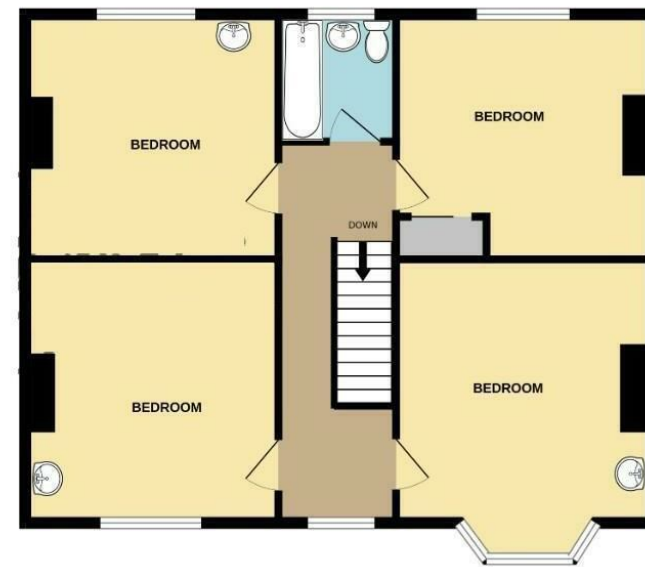
Agents Note

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
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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