



- Beautifully Presented Semi Detached Home
- Stylish Modern Kitchen with Feature Aga Oven
- Double Glazed Conservatory
- Gas C/Heating & Mostly D/glazed
- Views of Neighbouring Countryside
- 13'11 Bay Window Lounge
- 75ft Rear West Facing Lawn Garden
- Comfortable 3 Bedroom Accommodation
- Smart Open Plan Kitchen and Dining Space
- Potential Parking (see notes)

66 St. Michaels Avenue, Ryde, Isle Of Wight, PO33 3EH

£285,000

Pastel coloured elevations and contrasting painted window sills are the perfect introduction to this beautifully presented semi detached home. Much of the interior has been refurbished and upgraded over the last few years creating the smart home we see today. The stylish kitchen units are topped with quartz work tops and flow through into the adjoining open plan dining area to ensure there is plenty of essential storage. The Aga oven takes prominence in the kitchen as a classic stand-out feature. The separate lounge has a bay window and fireplace focal point. The conservatory is a clever addition to the house which more latterly has become a hugely handy utility area and home office so you can ponderingly look out across the garden when you should be working. Upstairs and there are three bedrooms to choose from and a recently refitted bathroom. The garden extends to some 70ft long and a sizeable storage shed sits at the far end. The frontage has been prepared for parking purposes(see notes). This family home is well placed for Ryde's newest school which is conveniently only a matter a yards from this well placed property. A corner shop is at the far end and the main town centre remains walkable for most. Here you will find arguably one of the best selections of retail shops and associated services found anywhere on the Island. Ryde is also well known for it's iconic pier and miles of sandy beaches incorporating coastal walking routes. For extended shopping trips or commuting the highspeed passenger connections to the mainland are another attractive quality of this popular coastal town.



Accommodation

Entrance hall

11'9" x 6'5" (3.58 x 1.96)

Living Room

13'11" into bay x 10'11" max (4.24m into bay x 3.33m max)

Dining Room

11'11" x 9'6" plus cupboards (3.63m x 2.90m plus cupboards)

Kitchen

16'11" x 6'1" (5.16m x 1.85m)

Conservatory

11'8" x 9'0" (3.56m x 2.74m)
Incorporating Utility Room

Landing

Loft Hatch

Bedroom 1

13'11" into bay x 10'10" max (4.24m into bay x 3.30m max)

Bedroom 2

12'0" x 10'10" max (3.66 x 3.30 max)

Bedroom 3

8'1" x 6'5" (2.46 x 1.96)

Bathroom

6'2" x 6'0" (1.88m x 1.83m)

Gardens

The frontage has been laid to loose stone in preparation for parking purposes. A gated side access leads to the rear garden. This west facing garden extends to some 70ft in length. It is mostly laid to lawn and enclosed by its fence boundaries. A loose stone terrace retained by sleepers sits off the rear of the property meeting the pathway to the rear of the garden. A sizeable shed occupies the full width of the plot, ideal for workshop/storage. Garden tap.

Potential Parking

Official parking subject to a dropped kerb and relevant permissions. Quote from reliable contractor available on request.



GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.

Mobile Signal & Broadband

Mobile coverage includes EE, Vodaphone, O2 & Three.
Broadband Fibre- Wightfibre & Open Reach.

Construction Type

Standard construction

Flood Risk

Very Low

Council Tax

Band B

Tenure

Long Leasehold. 999 years from 1927.

Services

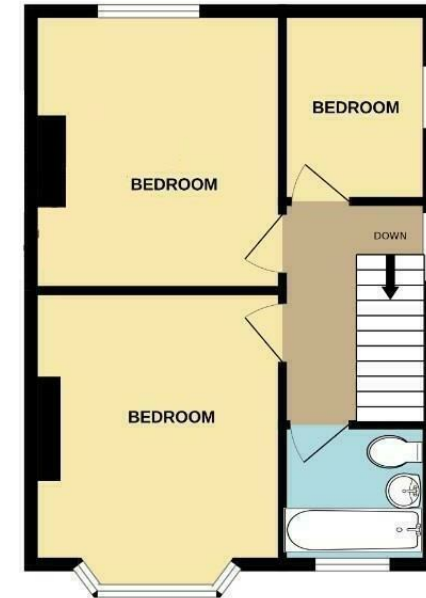
Unconfirmed gas, mains water, electric and drainage.

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.

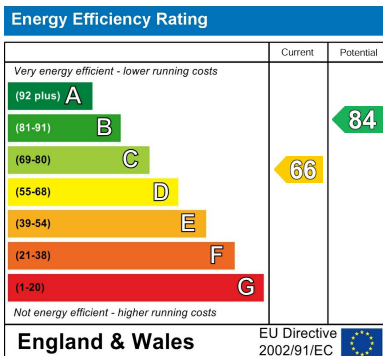


1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 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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PROTECTED

Viewing:

Date

Time