



£299,950

2 RATCLIFFE AVENUE, RYDE, ISLE OF WIGHT, PO33 3DN

Hose
Rhodes
Dickson





PROPERTY DESCRIPTION Built circa 1851, this stunning Victorian town house epitomises opulence, style and sophistication in every room, having been extensively renovated and refurbished by the current owners. A smart contemporary design scheme throughout, with superb attention to detail, combines to create a modern "en-vogue" home beautifully complemented by many original period features, typical of the era of its build. Wood panelling, panelled doors, high ceilings, and sash windows give the property a very unique and distinctive feel, and an insight into its rich heritage and history. An enclosed cottage-style walled garden to the side and rear provides an enchanting haven of tranquillity. "Ratcliffe Avenue" is a popular and highly sought after residential area, in close proximity to bustling Ryde town centre, and award winning sandy beaches. Local schools and Ryde tennis lawns are also in close walking distance. Being offered to the market in such pristine order makes this property an obvious choice for those who prefer the ready-to-go approach to buying a home!

ENTRANCE A gated entrance court yard leads to the main entrance door.

ENTRANCE HALL Stairs to split level first floor landing. Cupboard housing utilities. Doors to:

DINING ROOM 12' 7" x 10' 4" (3.86m x 3.17m) A charming dual aspect dining room with ample room for a dining table. Heritage style radiator. Windows overlooking pretty gardens. Door to:

SITTING ROOM 15' 1" x 13' 9" (4.62m x 4.2m) A bright, good size dual aspect sitting room with window overlooking the rear gardens. An ornate wrought-iron working fire-place, with tiled surround and hearth, proves the central focal point of this elegant room. Heritage style radiator. Large under stairs cupboard. Door to:

REAR PORCH Providing access to rear gardens and court yard seating area.

KITCHEN 10' 11" x 9' 6" (3.33m x 2.91m) A very smart contemporary fitted kitchen with a range of modern floor and wall units, pan drawers, and matching work surfaces. Integrated double oven with separate induction hob and extractor unit. Integrated fridge/freezer, dish-washer and washing machine. Door to a very useful larder cupboard/pantry.

FIRST FLOOR LANDING Stairs to a split level first floor landing. Doors to:

BEDROOM 1 12' 11" x 11' 0" (3.95m x 3.37m) Three steps from the split level landing lead to bedroom one. A double bedroom with window to the side elevation.

BEDROOM 2 13' 10" x 9' 10" (4.23m x 3.01m) A further double bedroom with dual aspect to the front and side elevation. Small wardrobe over stairs.

BEDROOM 3 14' 0" x 7' 1" (4.27m x 2.17m) A double bedroom with window to the side elevation overlooking the pretty cottage-style gardens.

BATHROOM A contemporary family bathroom with a smart modern suite comprising wc, wash hand-basin with vanity unit under, panelled bath with rainfall shower over, and heated towel rail.

GARDENS Enchanting cottage-style gardens to the side and front elevations provide a real sylvan haven of peace and tranquillity, with a well maintained lawn and a pretty range of mature plantings, shrubs and hedges. The gardens are enclosed by the original boundary walls, and bordered hedging, giving real privacy. There are raised borders and a separate patio seating area, immediately adjacent to the rear porch, with ample room for garden furniture. Garden shed.

HEATING Gas central heating.

TENURE Leasehold. 900 years from 1872.

SERVICES All mains connected.

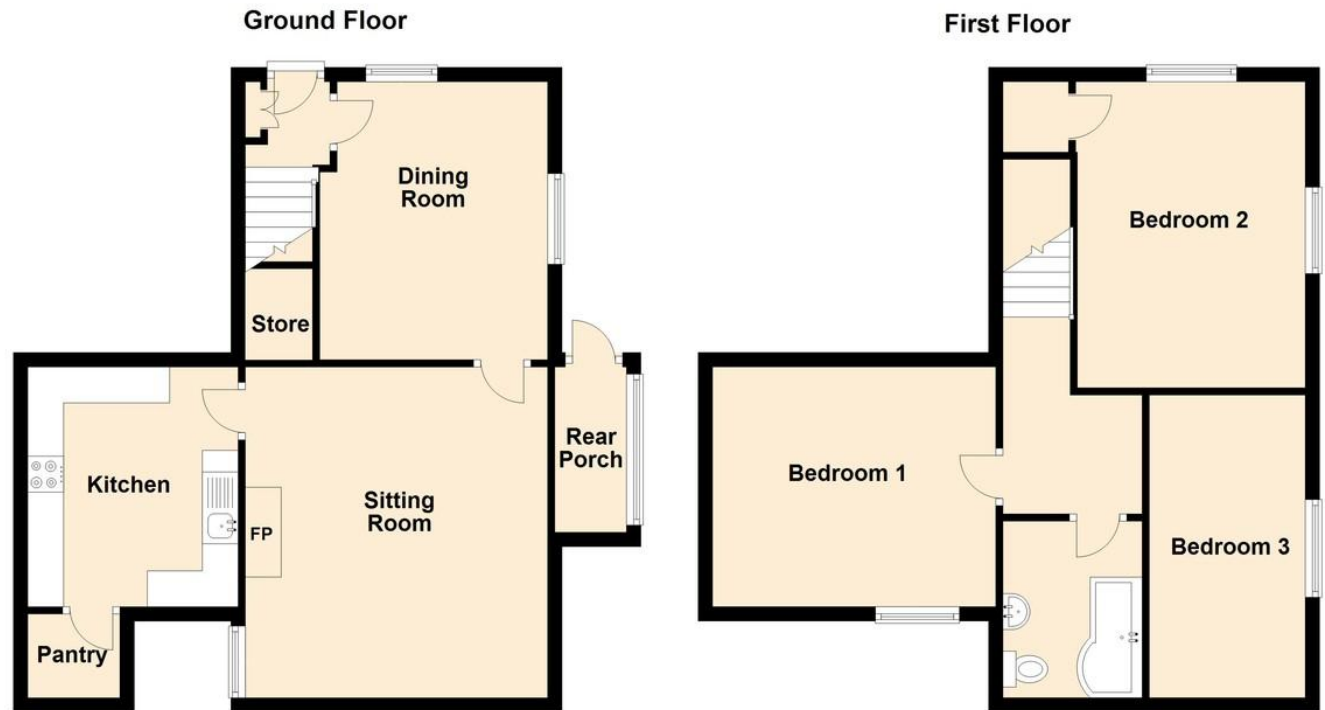
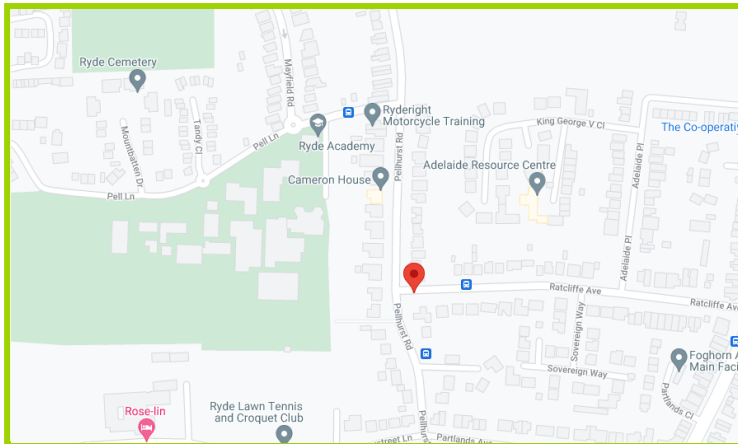
COUNCIL TAX Band "B".



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Where to find the property

2 Ratcliffe Avenue, Ryde, Isle of Wight, PO33 3DN



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.
Plan produced using PlanUp.

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Ryde office to arrange a viewing
01983 565658 or email ryde@hrdiw.co.uk

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