



£130,000

35 GEORGE STREET, RYDE, IOW, PO33 2EW

Hose  
Rhodes  
Dickson







£130,000

## 35 GEORGE STREET, RYDE, PO33 2EW

Two Bedrooms  
Close to Town and Beaches  
Minutes from Mainland Links  
Rear Courtyard Garden  
Modernisation Needed  
Gas Central Heating  
Chain Free!  
GRADE II Listed Cottage

**LOUNGE** 11' 3" x 10' 8" (3.44m x 3.26m) Bright room with single glazed sash window to front elevation. Access to kitchen.

**KITCHEN** 8' 2" x 10' 8" (2.5m x 3.26m) Fitted floor units. Large sash window overlooking the rear courtyard. Stairs leading to upstairs accommodation.

**BATHROOM** 7' 0" x 4' 11" (2.15m x 1.5m) Basin, W.C, bath with overhead shower.

### STAIRS TO

**BEDROOM 1** 11' 9" x 10' 8" (3.6m x 3.26m) Sash window to front elevation.

**BEDROOM 2** 8' 6" x 8' 2" (2.6m x 2.5m) Window to side elevation and velux sky light.

**REAR COURTYARD** Small private rear courtyard.

**HEATING** Gas central heating.

**PARKING** Permit on road parking.

**SERVICES** All mains connected.

**TENURE** Leasehold. 999 years from March 1888

**COUNCIL TAX** Band "B"

**PROPERTY DESCRIPTION** This two bedroom semi-detached house is set back from George Street, situated in very close proximity to Ryde's vibrant and busy town centre close to all local amenities and attractions and minutes walk from the award winning sandy beaches of Appley. Although in need of some modernisation and recordation throughout, the property would be ideal for a small family or couple wanting easy access to Ryde town, the Esplanade, and the excellent mainland transport links.

George Street runs from Ryde Esplanade to Star Street which offer great travel links via Hovercraft, Fast Cat and also Southern Vectis buses, allowing you to travel freely across the Island and to the mainland.

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Dickson

Jon Shears  
MORTGAGE ADVICE

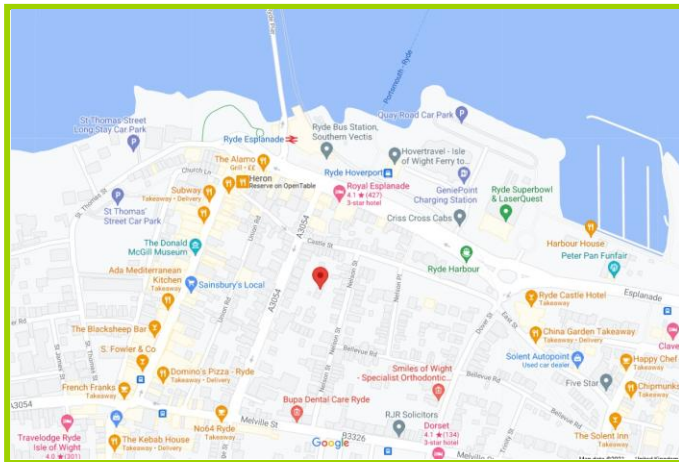
For more information on mortgages and home insurance, call our Hose Rhodes Dickson in-house mortgage advisor, Jon Shears.

Call Jon on 01983 565658

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	61
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Where to find the property

35 George Street, Ryde, PO33 2EW



## Ground Floor



## First Floor



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](mailto:ryde@hrdiw.co.uk)

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