



Guide Price £225,000

24 SIMEON STREET, RYDE, ISLE OF WIGHT, PO33 1JQ



OFFERING AMPLE CHARM AND GREAT CONVENIENCE!

This ideally positioned **SEMI-DETACHED COTTAGE** is just moments from Ryde's sandy beaches and a very short walk to the town centre, amenities, eateries plus Island and mainland foot passenger transport links. The property has retained ample **ORIGINAL FEATURES** including sash windows and timber floorboards (where specified), and offers great potential on which to 'put one's own stamp'. The ground floor comprises a well proportioned sitting room, separate dining room, kitchen, downstairs w.c. plus garden room, with the first floor offering **2 BEDROOMS** and a large bathroom. Benefits include **GAS CENTRAL HEATING** plus a **SOUTH FACING GARDEN** which is mainly laid to lawn with an array of mature shrubs and trees. Offered as **CHAIN FREE**, we would highly recommend an internal viewing.

ACCOMMODATION:

Gateway to side path leading to entrance door.

ENTRANCE HALL:

Original floor boards and carpeted stairs leading to first floor. Doors to:

SITTING ROOM:

Spacious and bright room with sash window to front. Original features including timber floorboards and fireplace with tiled surround with wrought iron grate. Fitted cupboards with shelving above. Radiator.

DINING ROOM:

Well proportioned room with double glazed window to rear. Original features including timber floorboards and fireplace with tile surround. Fitted cupboards and large under stairs cupboard. Radiator. Thermostat control. Open doorway to:

KITCHEN:

Fitted kitchen comprising cupboard and drawer units with wood effect laminate work surfaces incorporating inset 15 bowl sink unit. Space for free standing appliances to include cooker and fridge/freezer. Ceramic tiled flooring. Radiator. Halogen ceiling lights. Glazed door to outside. Further door to:

REAR LOBBY:

Laminate flooring. Door to Garden Room and sliding door to:

GARDEN ROOM:

Chip board to bare floor. Glass panel door to garden. Double glazed window.

DOWNSTAIRS W.C.:

Comprising low level w.c. and wash basin. Radiator.

FIRST FLOOR LANDING:

Access hatch to loft. Doors to:

BEDROOM 1:

Good sized double bedroom with sash window to front. Original features include timber floorboards and fireplace with tiled surround and wrought iron grate. Cream carpeting to floor. Fitted wardrobe with cupboard above. Access hatch to loft. Radiator.

BEDROOM 2:

Bright carpeted bedroom with double glazed window over-looking rear garden.

FAMILY BATHROOM:

Large bathroom comprising suite of panelled bath with shower over; wash hand basin and w.c.. Tiled wall surrounds Fitted bathroom cabinets. Airing cupboard housing Vaillant gas boiler. Plumbing for washing machine. Electric wall mounted heater. Blue wood effect vinyl flooring. Radiator. Obscured double glazed window to side.

GARDEN:

A surprisingly large south-facing rear garden comprising patio area with the rest being mainly laid to lawn with an array of mature shrubs and trees. Outdoor tap. Garden shed. Side gate to front.

TENURE:

Freehold

OTHER USEFUL INFORMATION:

Council Tax Band: B (£1,846 p.a.)

EPC Rating: D

Flood Risk: Medium

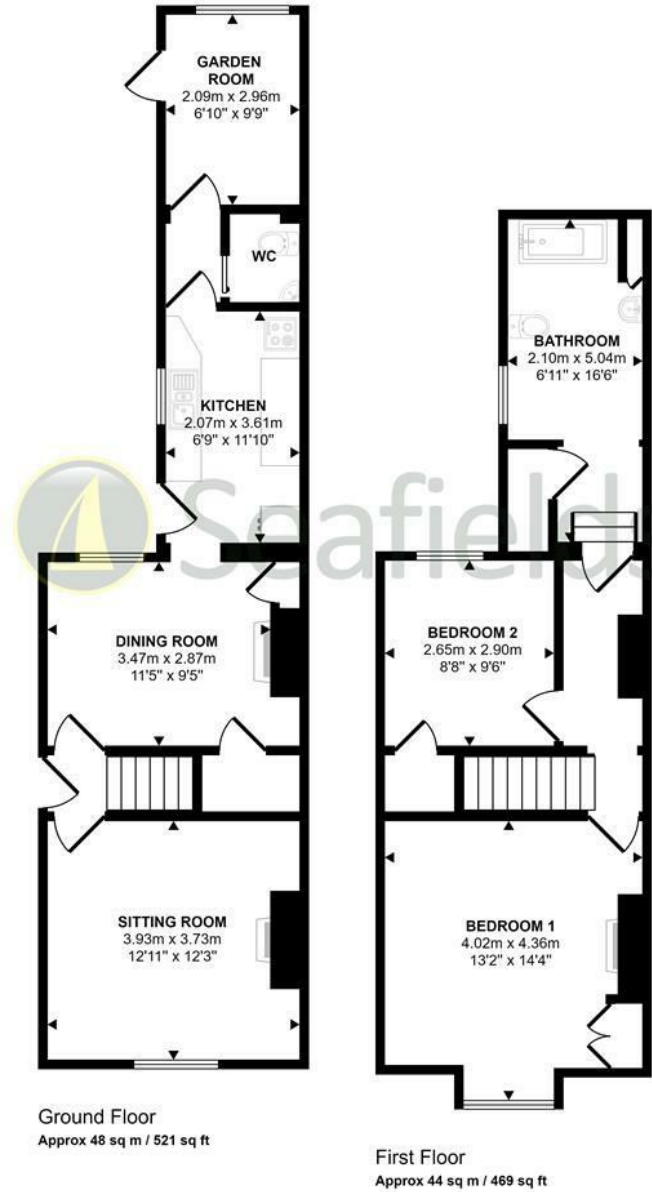
Conservation area: Yes

Services: All mains connected unless otherwise stated

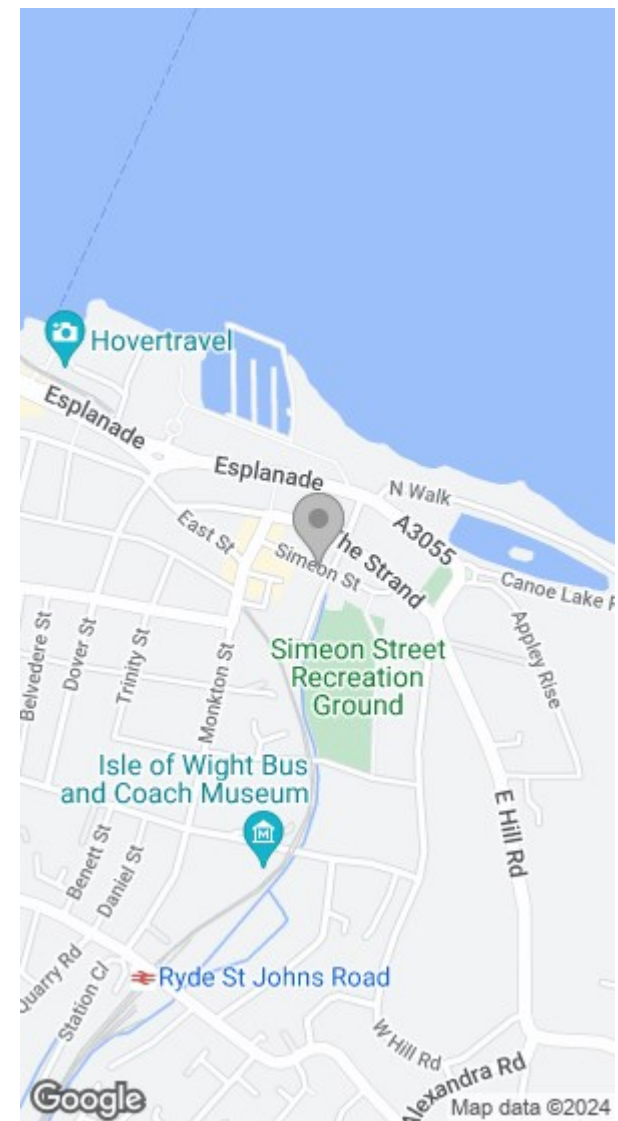
DISCLAIMER:

Floor plan and measurements are approximate and not to scale. We have not tested any appliances or systems, and our description should not be taken as a guarantee that these are in working order. None of these statements contained in these details are to be relied upon as statements of fact.

Approx Gross Internal Area
92 sq m / 989 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

