



Guide Price £150,000

5 NELSON PLACE, RYDE, ISLE OF WIGHT, PO33 2ET



Seafields

## **CASH PURCHASERS ONLY - TUCKED AWAY YET IN THE HEART OF TOWN!**

**With extensive works required, Camden Cottage is ideal for those seeking a project to create a charming home in this tucked away setting just off Nelson Place. This attached cottage was built circa 1870 and offers ample versatility, currently arranged as a 2 BEDROOM dwelling but offering potential for 3 bedrooms and 2 bathrooms. To the front of the cottage is a well proportioned COURTYARD GARDEN and also a piece of land which which could be used (subject to relevant consents) into a 'work from home' space, storage area or perhaps made into a cottage garden. Ideally situated for central Ryde with its many eateries and independent shops on Union Street and of course the beautiful beaches, coastal walks and mainland fast travel links. NO ONWARD CHAIN.**

### **ACCOMMODATION:**

Accessed via pathway from Nelson Place. Wooden gate onto the courtyard. Door into:

### **HALLWAY:**

Stairs to first floor. Doors to:

### **SITTING ROOM:**

A good size room. fireplace, double windows looking onto the courtyard and one internal window. 2 radiators. wooden floorboards.

### **KITCHEN/DINER:**

A large room with sink unit and door/window to courtyard garden. Radiator. Opening to:

### **UTILITY AREA:**

Formerly the original kitchen area of the cottage. Now an open space (potential shower room).

### **RECEPTION/BEDROOM:**

Currently a single skinned extension which could be made into a third bedroom or other useful room.

### **FIRST FLOOR LANDING:**

Stairs to first floor landing with rooms leading off.

### **BEDROOM 1:**

Bedroom with window to front. Fireplace. Radiator.

### **BEDROOM 2:**

Second bedroom with windows to front and side. Fireplace. Radiator.

### **BATHROOM:**

Comprising bath, wash basin and w.c. Worcester combination boiler. Window to side.

### **GARDEN:**

Courtyard garden to front of property.

### **TENURE:**

Leasehold - 999 years from 1868 - 843 years remaining.

### **USEFUL INFORMATION:**

Council Tax: Band B - £1892.85

EPC Rating: D

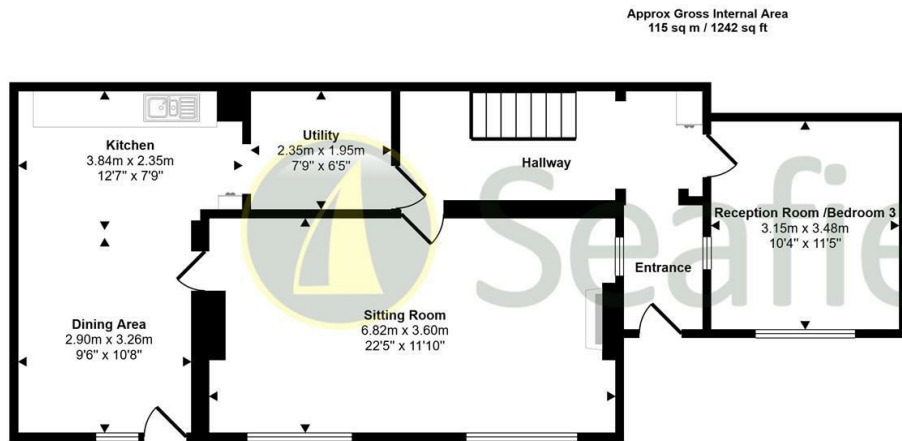
Conservation Area: Yes

Listed Building: No

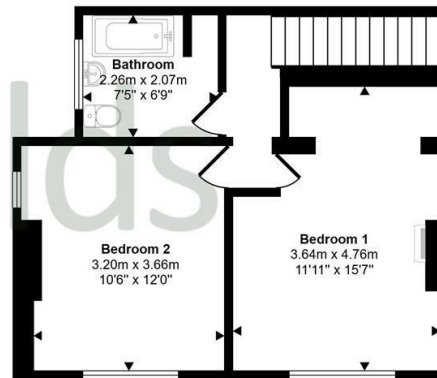
Flood Risk: None

### **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.

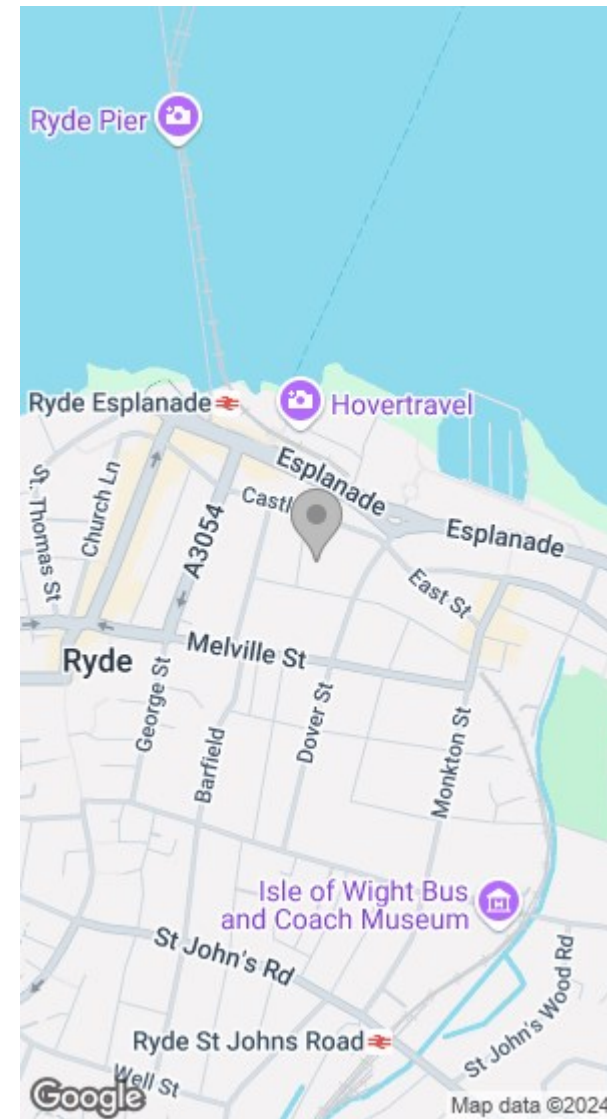


Ground Floor  
Approx 75 sq m / 809 sq ft



First Floor  
Approx 40 sq m / 433 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

