

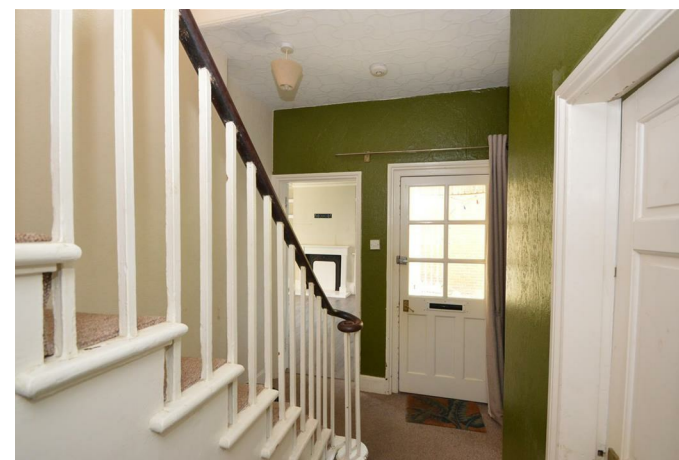


- No Onward Chain
- 13'10 Lounge with Full Height Sash Windows
- Garden Accessed from Lounge & Kitchen/Diner
- Gas Central Heating
- Characterful Detached House
- Tucked away from passing traffic and pedestrians
- Cloakroom W.c & Utility Room
- Comfortable 3 Bedroom Accommodation
- Minutes from Beach & Town Centre
- Charming Character Features

24 George Street, Ryde, PO33 2EW

£249,950

This hugely characterful detached house is as charming as it is individual. It is tucked away from the road and accessible to pedestrians only making for a more peaceful situation. It is conveniently positioned just a few hundred yards from our lovely sandy beaches of this coastal town of Ryde which renders it suitable for either a permanent residence or a holiday home/let. Local and mainland passenger travel options are equally close to hand as are the wealth of beachside cafes and bars found along the Esplanade. A few minutes in the other direction will see right in to the town centre where one of the Island's most extensive range of retail shops and facilities await. High ceilings, full height sliding sash windows and a classical stair balustrade of a smooth wooden handrail and squared spindles combine well to create a charm that only a period property is able to. The sizeable entrance hall gives way to all ground floor rooms including the cloakroom w.c. Both the lounge and the kitchen/diner enjoy access to the surprisingly large garden via its full height sashes. A utility room sits off the kitchen/diner offering handy space for appliances and storage. Upstairs and there are three comfortable bedrooms and two of which have a view of the sea just as a little reminder of this appealing coastal position. There is plenty of scope for the new owner to redecorate leaning the property towards the contemporary or the classic depending on personal tastes. George Street is a residents parking zone with permits available via the council and other free spaces for up to 2 hours parking.



# Accommodation

## Entrance Hall

## Cloakroom W.c

## Lounge

13'10" x 12'11" (4.22m x 3.94m)

## Kitchen/Diner

12'9" x 9'9" (3.89m x 2.97m)

## Utility Room

9'5" x 5'10" (2.87m x 1.78m)

## Bathroom

8'6" x 6'3" (2.59m x 1.91m)

## Landing

Loft hatch.

## Bedroom 1

14'0"(max)x12'11" (4.27m(max)x3.94m)

## Bedroom 2

14'5" x 9'11" (4.39m x 3.02m)

## Bedroom 3

12'3" x 6'7" (3.73m x 2.01m)

## Gardens

A pedestrian path leads off of George Street to get to this nicely tucked out of the way cottage. A pretty front courtyard has graveled beds filled with well established shrubs and a cluster of Cordaline trees. Gated side access to rear garden. This is fully enclosed by a wall and fence boundaries and is laid to grass. A paved patio adjoining the rear of the property accessed via full height sliding sash windows. A brick built shed continues off the rear of the utility room. Garden tap.



## Tenure

Long Leasehold. 999 years from 1854.

## Council Tax

Band C

## Services

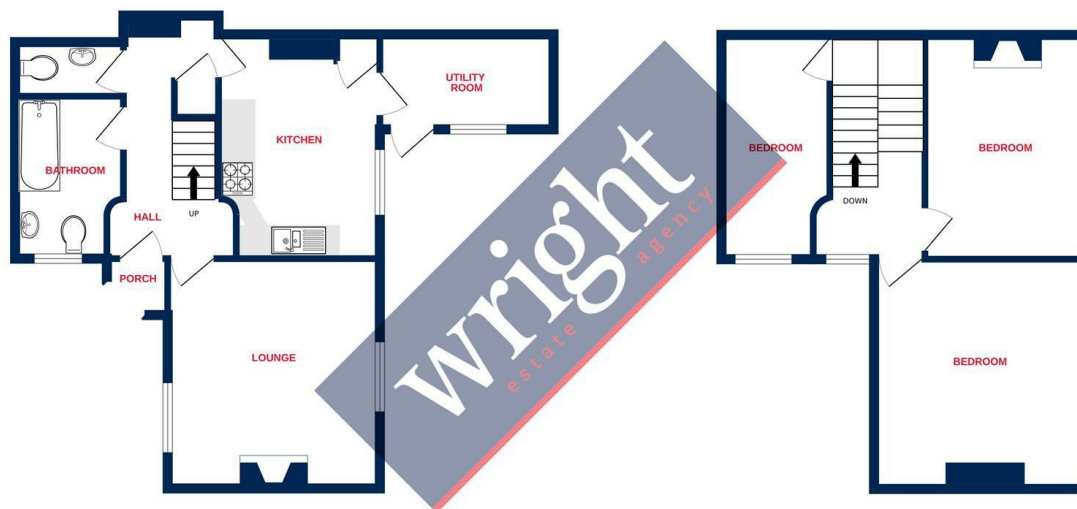
Unconfirmed gas, electric, telephone, mains water and drainage.

## Agents Notes

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.

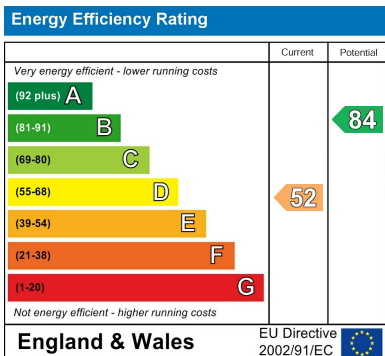
GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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**Viewing:**      Date .....      Time .....