



- No Onward Chain
- Stylish NEW Kitchen
- NEW Decor & Flooring
- Well Placed for Buses, Trains & Shop

- Newly Refurbished Throughout
- Contemporary NEW Bathroom Suite
- NEW Gas C/Heating System

- Comfortable 2 Bedroom Accommodation
- Beautifully Presented Interior
- Views Across Ryde

1 St. Johns Wood Road, Ryde, PO33 1HP

£205,000

This pretty stone facade town cottage has undergone a complete transformation in recent months. The extensively refurbished interior is now beautifully presented to include all the modern attributes and benefits one would hope for. The stunning new kitchen is finished in fashionable tones wonderfully highlighted by the tasteful neutral decor. New flooring accompanies the crisp new decor throughout making this a really easy option for those who do not want to undertake costly improvements. There are two reception rooms and two comfortable bedrooms upstairs to choose from. Here too you will find the smart new bathroom. To the rear the upper floor reveals interesting views across the townscape of Ryde whilst overlooking your own private and enclosed garden. There is a new gas central heating system including a new boiler to efficiently warm the cottage in all rooms. With both the buses and trains almost on your doorstep one could consider the actual location to also be a noteworthy benefit unlocking island wide travel and direct connection to the mainland passenger links found along the Esplanade. Ryde is as well know for its beaches and iconic pier as it is it's bustling town centre. Arguably Ryde has one of the best selections of retail shops and associated facilities found anywhere on the Island, and these will all be within striking distance of this chain free and smartly refurbished home.



# Accommodation

## Entrance Lobby

## Lounge

13'3 max x 11'9 max (4.04m max x 3.58m max)

## Built in Storage

## Dining Room

13'3 x 11'9 (4.04m x 3.58m)

## Kitchen

9'0 max x 6'3 (2.74m max x 1.91m)

## Landing

## Bedroom 1

11'11 max x 9'10 (3.63m max x 3.00m)

## Bedroom 2

13'5 plus storage x 8'4 (4.09m plus storage x 2.54m)

## Bathroom

7'4 x 5'10 (2.24m x 1.78m)

## Gardens

Walled frontage with pathway to rear garden. Private west facing rear garden enclosed by fence boundaries. Raised border and paved walkway surrounding the grassed garden. Paved patio area. External socket. External lighting.

## Tenure

Long leasehold. 999 years from 1868.

## Council Tax

Band A



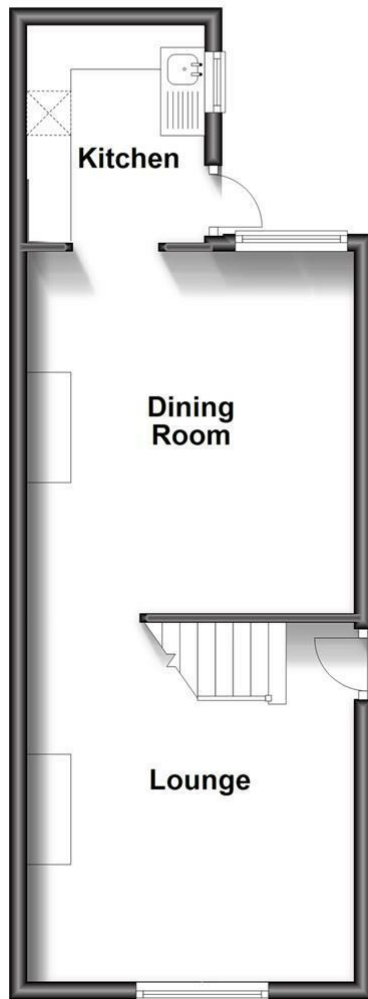
**Services**

Unconfirmed gas, electric, mains water and drainage.

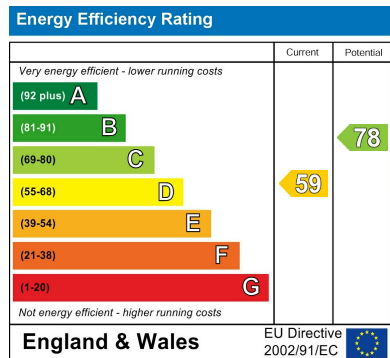
**Agents Note**

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**  
Approx. 36.0 sq. metres (387.4 sq. feet)



**First Floor**  
Approx. 36.0 sq. metres (387.4 sq. feet)



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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**Viewing:**      Date .....      Time .....