

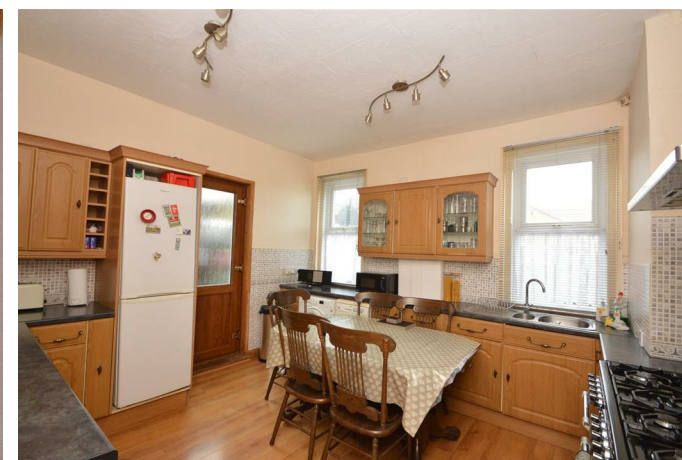


- Substantial Victorian Semi Detached Home
- 15'10 Bay Window Lounge
- West Facing Garden
- Panoramic Views From The Sea Inland Across The Town
- Parking to Rear (2 to 3 Cars)
- Generous Rooms, Sweeping Staircase & High Ceilings
- Gas C/Heating & D/Glazing
- Comfortable 3/4 Bedroom Accommodation
- No Onward Chain
- Separate Dining Rm & Kitchen/Breakfast Room

2 Hawthorns Binstead Road, Ryde, PO33 3NA

£300,000

This impressive semi detached home offers the level of comfort that only the spacious interior of such a characterful property will afford. Of Victorian heritage, this classic period house sits at the western reaches of the town centre perfectly positioned for the shops and facilities this bustling coastal town of Ryde enjoys. This 'ringside' position is wonderfully highlighted from the first floor where a truly interesting view takes in Ryde's townscape and a surprisingly good view of the nearby sea. High ceilings, voluminous rooms and a feature winding staircase are distinguishing benefits of this attractive home. There are two sizeable reception rooms and a kitchen/breakfast room on the ground floor and a cloakroom w.c. off the entrance hall. Upstairs and all three bedrooms are comfortably doubles with the main bedroom being very much the principal in size. The bathroom sits off the spacious landing for all to use. Parking for the property is concealed from view at the rear of the house with spaces for two to three vehicles side by side. The garden faces west attracting the sun into the evening and demolishing the current lean-to could well offer opportunity to extend, subject to all the relevant permissions. Schools for all ages are just around the corner and easily within walking distance and bus routes are just along the road taking you to and from Ryde. Ryde is well known for its beaches, highspeed mainland passenger connections and diversity of shops and services available in the town centre.



# Accommodation

## Entrance Hall

18'6" x 6'3" (5.64m x 1.91m)

## Cloakroom W/C

## Living Room

15'10" max x 15'9" into bay (4.83m max x 4.80m into bay)

## Dining Room/Bedroom 4

12'1" max x 12'0" (3.68m max x 3.66m)

## Walk in Storage

## Kitchen/Breakfast Room

13'1" max x 12'2" max (3.99m max x 3.71m max)

## Half Landing

## Landing

Loft Access

## Bedroom 1

16'1" into bay x 15'10" max (4.90m into bay x 4.83m max)

## Bedroom 2

12'2" x 12'0" (3.71m x 3.66m )

## Bedroom 3

12'1" max x 12'0" (3.68m max x 3.66m)

## Bathroom

8'5" x 6'1" (2.57m x 1.85m)

## Gardens

The frontage is defined by its hedge lined and walled boundaries. It is neatly laid to stone chippings and paved pathways. Gated rear access to West facing. This has a central main lawn and it is enclosed by its fences and mature hedge boundaries. A sizeable composited area has potential as a patio or sun deck. Pathway for rear of garden and parking area. Garden tap.

## Lean-to

9'1" x 8'2" (2.77m x 2.49m)

Power points. Door to garden. Transparent roof. A handy storage facility in need of upgrading.

## Parking

Access from a side road leads to the brick paved hard standing. This offers spaces for at least two vehicles side by side.

## Tenure

Long Leasehold. 999 years from 8th July 1860. 835 years remaining.



**Council Tax**  
Band C

**Broadband Availability**

Openreach Network. Superfast available.

**Mobile Coverage**

Coverage includes EE, O2, Three & Vodaphone

**Flood Risk**

Very Low Risk. NB:Never flooded during current 21 year ownership.

**Construction Type**

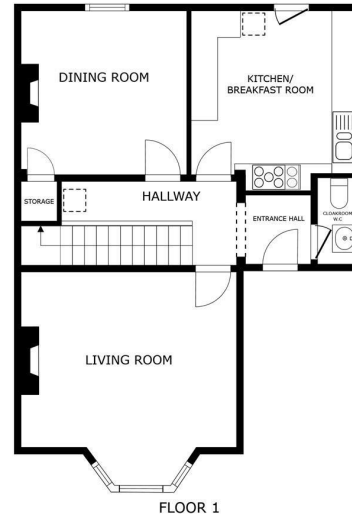
Standard Construction.

**Services**

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

**Agents Notes**

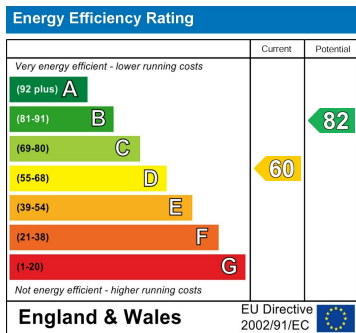
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



GROSS INTERNAL AREA  
FLOOR 1 65.7 m<sup>2</sup> FLOOR 2 65.8 m<sup>2</sup>  
TOTAL: 131.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA  
FLOOR 1 65.7 m<sup>2</sup> FLOOR 2 65.8 m<sup>2</sup>  
TOTAL: 131.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

PROTECTED

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