



- No onward Chain
- Needs Some Upgrading & Remedial Works
- Cosy Lounge with Feature Fireplace
- 10 to 15 Mins from Town & Beach

- Classic Victorian Town Cottage
- Generous 13'6 Kitchen
- Manageable West Facing Garden

- Comfortable 2 Bedroom + Dressing Room Accommodation
- Well Placed for Buses & Trains
- Separate Dining Room

7 Daniel Street, Ryde, PO33 2BH

**£169,950**

Suitable to move straight into but at the same time offering huge potential for improvement, this property could well be the answer for many house hunters. It's clean and tidy interior includes dated elements such as the old fashioned kitchen and the heating system but will be well worthy of your attention. The layout is typical to some degree yet the kitchen at 13'6 long is larger than most and upstairs this translates into having a shower room and adjoining dressing room plus two comfortable bedrooms. There are two reception rooms to the ground floor, a cosy lounge with feature fireplace and a separate formal dining room cleverly opened up to create more space. The gardens are modest in size yet offer plenty of space for alfresco dining, sun bathing and a storage shed. Whether you are downsizing to benefit from this more central position or looking for a family starter home we feel sure you should come and see this one for yourself. Both buses and trains can be found along St John's Road at the end of the street and a 10 to 15 minute walk will see you right into the heart of the bustling town centre. Here you will have a wonderfully broad selection of retail shops and services to choose from including a major supermarket. The beach is equally close to hand and this popular coastal town of Ryde is well known for its miles of sandy beaches and waterside facilities. Highspeed mainland passenger links leave regularly from the seafront for extended shopping trips to the mainland and commuting. The nearest park is Monkton Mead where there is a children's play area and a large open grassed space for budding footballers. Dover Park will be your closest junior school and this is just a few minutes walk from this well placed property.



# Accommodation

## Porch

8'1" x 3'0" (2.46m x 0.91m)

## Entrance Lobby

## Lounge

12'2" x 11'11" max (3.71m x 3.63m max)

## Dining Room

1'11" max x 11'10" (0.58m max x 3.61m)

## Kitchen

13'6" x 7'4" (4.11m x 2.24m)

## Landing

Loft Hatch

## Bedroom 1

12'3" x 12'0" max (3.73m x 3.66m max)

Loft Hatch

## Built-in Storage

## Bedroom 2

11'11" x 8'3" (3.63m x 2.51m)

## Built-in Storage

## Dressing Room

8'1" x 7'5" (2.46m x 2.26m)

## Shower Room

7'3" x 4'11" (2.21m x 1.50m)

## Built-in Airing Cupboard

## Gardens

The walled frontage contains established ornamental trees and shrubs. Access to rear garden via porch. The rear West facing garden is fully enclosed by its fence and wall boundaries. Paved patio area and concrete pathway separate the shrub beds and borders. Garden shed. Garden tap.

## Council Tax

Band B



**Tenure**  
 Long leasehold. 999 years from 6/7/1903 to 6/7/2902. 878 years remain.

**Flood Risk**  
 Very low risk.

**Broadband Availability**  
 Openreach & Wightfibre networks. Fibre available.

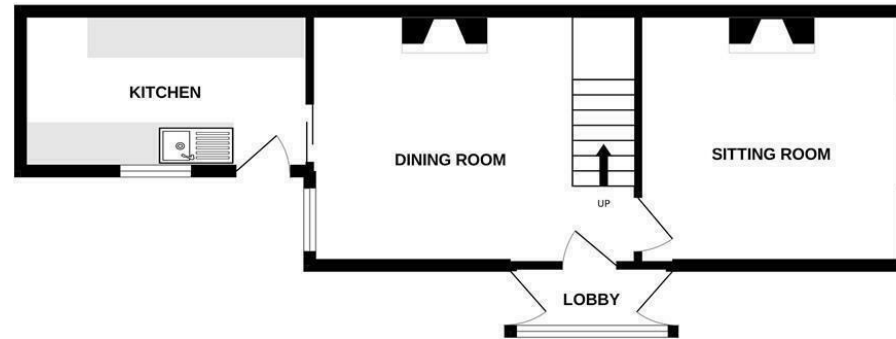
**Mobile Coverage**  
 EE, O2, Vodafone & Three

**Construction type**  
 Standard construction

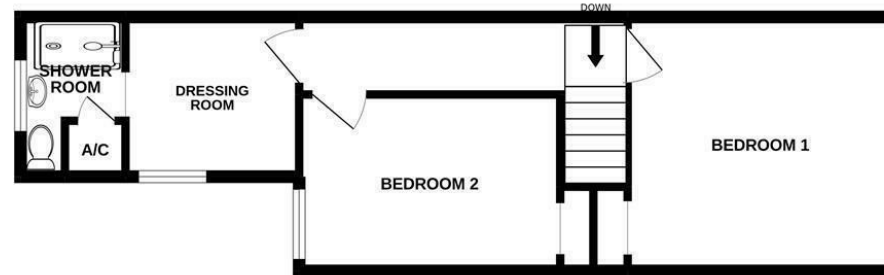
**Services**  
 Unconfirmed gas, electric, mains water, drainage & broadband.

**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.

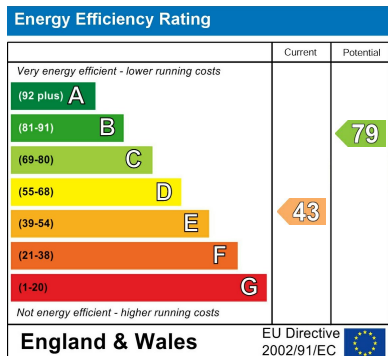
**GROUND FLOOR**  
 436 sq.ft. (40.5 sq.m.) approx.



**1ST FLOOR**  
 423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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**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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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