



- Cash Buyers Only - No Onward Chain
- Hugely Convenient Central Location
- Walled Courtyard Garden
- Gas Heating & D/Glazing

- Character semi Detached House
- Potential to Modernise Interior
- Separate Dining Room

- 3 Bedroom Accommodation
- Comfortable 14'7 Lounge
- Yards from Buses & Shops

115A High Street, Ryde, PO33 2SU

£129,950

Cash buyers only.....Situated within the very heart of central Ryde you will find this characterful semi detached house. The smooth rendered facade conceals surprisingly substantial 3 bedroom accommodation. The ground floor offers two comfortable reception rooms, a kitchen and a bathroom. Upstairs and there are three bedrooms with bedrooms two and three interconnecting. There would be scope to move the bathroom upstairs subject to alterations and requirements. The interior has been largely well maintained and now offers exciting potential to modernise and remodel, and in our opinion, well worthy of the effort and investment. Situated in the upper High Street at Ryde means you will enjoy nearby bus routes and easy access to the extensive range of retail shops and services which Ryde provides. Parking is available on street and the nearest train station is Ryde St John's. This is undeniably the ideal property for a real townie or someone moving from further afield to benefit from the convenience the position affords.



Accommodation

Entrance Lobby

Built in Storage

Kitchen

9'4 x 7'8 (2.84m x 2.34m)

Dining Room

14'7 max to recess x 10'10 (4.45m max to recess x 3.30m)

Lounge

14'7 max x 11'9 (4.45m max x 3.58m)

Bathroom

7'3 x 6'11 (2.21m x 2.11m)

Landing

Bedroom 1

14'7 max x 11'7 (4.45m max x 3.53m)

Loft hatch

Bedroom 2

11'7 max x 10'11 (3.53m max x 3.33m)

Built in Storage

Bedroom 3

9'5 x 7'3 (2.87m x 2.21m)

Loft hatch

Courtyard Garden

Gated side access to rear courtyard garden nicely enclosed by high wall boundaries. Concrete courtyard area edged by a raised shrub border. Raised paved patio. Ornamental trees. Garden shed. Garden tap.

Tenure

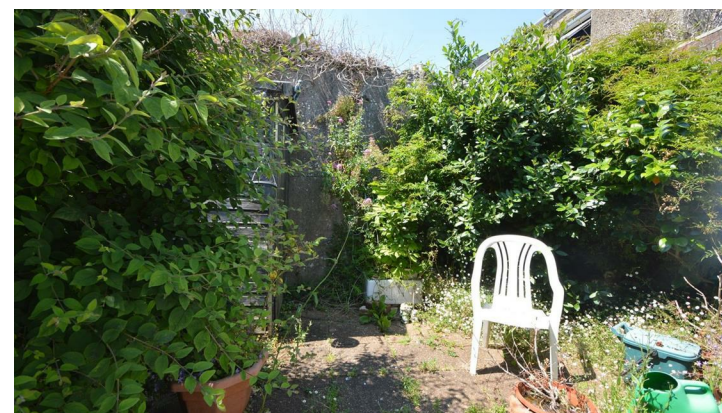
Freehold

Council Tax

Band B

Cash Buyers Only

Due to the proximity to a commercial premises this property will not be mortgage-able.



Mobile Coverage

Coverage includes EE, O2, Three & Vodafone

Broadband availability

Openreach & Wightfibre networks. Ultrafast fibre available.

Flood Risk

Very Low Risk

Construction Type

Standard Construction

Services

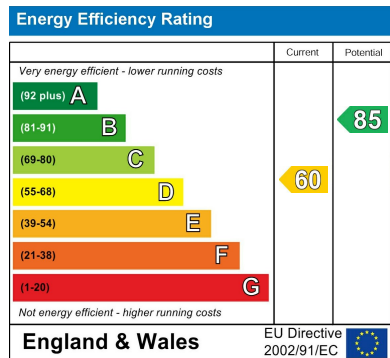
Unconfirmed gas, electric, mains water & drainage.

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.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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, fixtures 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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