



- No Onward Chain
- Quieter Peripheral Position
- Generous Garden
- D/Glazing & Gas C/Heating
- Well Presented Modern Home
- Parking for a Car
- Open Aspect to Rear
- 2 Bedroom Accommodation
- New Carpets & Fresh Decor
- End Of Terrace House

20c Weeks Road, Ryde, PO33 2TP

**£199,950**



This smart modern home is nicely tucked away towards the outer reaches of central Ryde. This peaceful position has an open aspect to the rear and is literally 10 yards from the nearest bridleway/footpath leading to the Island's network of pleasant walking/cycling routes in the surrounding countryside. The property has a surprisingly generous plot leaving parking for two cars to the front and a good sized garden to the rear. The internal layout has a lounge/diner and separate kitchen plus a rear lobby leading to the west facing garden. Upstairs there are two bedrooms and a bathroom. This 1st floor level reveals pleasant views of the surroundings in either direction. Fresh decor and new carpets feature throughout the house making this house a 'ready to move straight into' option for any suitable buyer. The nearest bus stop is around the corner in Swanmore Road and the town centre via the upper High Street will be within walking distance for most. There are several schools to suit all ages within central Ryde and the town centre has an interesting array of individual shops and services. This coastal town has miles of beaches, a pier and a regular highspeed passenger service to mainland Portsmouth and Southsea.





# Accommodation

## Porch

## Lounge/Diner

13'6" x 11'9" max (4.11m x 3.58m max)

## Walk-in Storage

## Kitchen

10'5" x 8'5" (3.18m x 2.57m)

## Rear Hallway

## Landing

Loft Hatch

## Bedroom 1

11'8" x 8'9" plus storage (3.56m x 2.67m plus storage)

## Built-in Storage

## Bedroom 2

11'9" x 8'0" (3.58m x 2.44m)

## Bathroom

7'0" x 5'6" (2.13m x 1.68m)

## Gardens

The generous frontage includes a shrubs filled grassed bank to the front offering screening. A central area designated for parking. A neatly lawned front garden edged by shrubs with concrete pathways to entrance and gated side access to rear garden. The sizeable rear garden distinguishes it from many other modern homes. The lower tier has a paved patio area, central lawn and concrete pathways. The slightly raised inner tier has a spattering of shrubs and is laid to grass. Fence boundaries enclose this entire garden on all sides. Garden tap.

## Parking

Spaces for two vehicles sit nicely within the frontage.

## Tenure

Freehold



**Council Tax**  
Band B

**Construction Type**  
Standard construction

**Flood Risk**  
Very Low Risk

**Broadband Connectivity**  
Wightfibre and Openreach networks. Ultrafast fibre available in area.

**Mobile Coverage**  
Coverage includes: EE,O2, and Vodafone

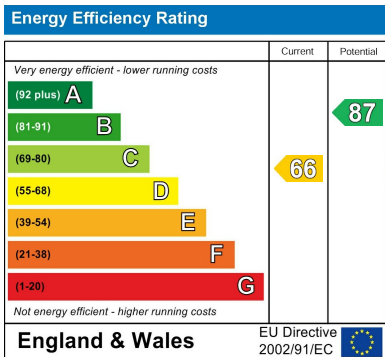
**Broadband Connectivity**  
Openreach and Wightfibre networks. Ultrafast fibre available.

**Services**  
Unconfirmed gas, electric, 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  
295 sq.ft. (27.4 sq.m.) approx.

1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



**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.

TOTAL FLOOR AREA : 578 sq.ft. (53.7 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 .....