



- Pretty Town Cottage
- Cosy Lounge
- Upstairs Bathroom & Downstairs W.c
- Gas C/Heating & D/Glazing
- Hugely Convenient Position
- Parking
- Modest Courtyard Garden
- Comfortable 2 Bedroom Accommodation
- Separate Dining Room
- Yards from Shops, Buses & Local Services

8 Station Street, Ryde, Isle Of Wight, PO33 2QH

Offers Over £190,000

A pretty town cottage the briefest of walks from the town centre shops and services. As such this well-placed home offers tremendous convenience for the dedicated townie. The attractive facade conceals a classic layout of two reception rooms at ground floor with the kitchen to the rear and the cloakroom w.c off the rear lobby. Upstairs and there are two comfortable bedrooms and a bathroom for all to use. A modest courtyard garden sits to the rear with enough space for a spot of sunbathing or a barbeque whilst to the front is the all-important parking hardstand neatly finished in stone chipped resin. There is on-street parking in Station Street and a council car park 30 yards away. The interior is well presented and exudes a particular charm which only character properties are able to. Ryde has arguably one of the best selections of retail, services and facilities found anywhere on the Island and these will be so close that it is bound to make your life that little easier. Bus routes are close by and the nearest train station will be within walking distance for most. Ryde is renowned for its miles of sandy beaches and its iconic pier which, along with its mainland passenger travel connections, is responsible for its 'gateway to the Island' moniker.



Accommodation

Porch

4'8 x 4'5 (1.42m x 1.35m)

Lounge

10'6 x 10'0 (3.20m x 3.05m)

Inner Lobby

Dining Room

10'5 x 9'9 (3.18m x 2.97m)

Built in storage

Rear Lobby

Cloakroom WC

Kitchen

10'4 x 9'2 (3.15m x 2.79m)

Bedroom One

10'11 x 10'1 plus wardrobes (3.33m x 3.07m plus wardrobes)

Bedroom Two

11'3 x 9'10 (3.43m x 3.00m)

Bathroom

10'2 x 8'7 (3.10m x 2.62m)

Garden

The frontage has been laid to stone chipped resin to good affect for parking purposes. A shrub border runs along the stone wall boundary. Gated side access leads to the rear garden. This is enclosed by wall and fence boundaries and is laid to paving. Raised stone edged borders contain shrubs and ornamental trees. Garden tap. External lights. Garden shed.



Parking

Space for a vehicle on the front hardstand.

Council Tax

BAND B

LEASEHOLD Tenure

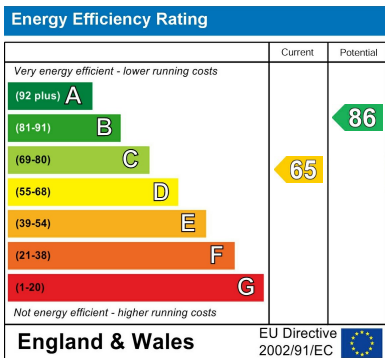
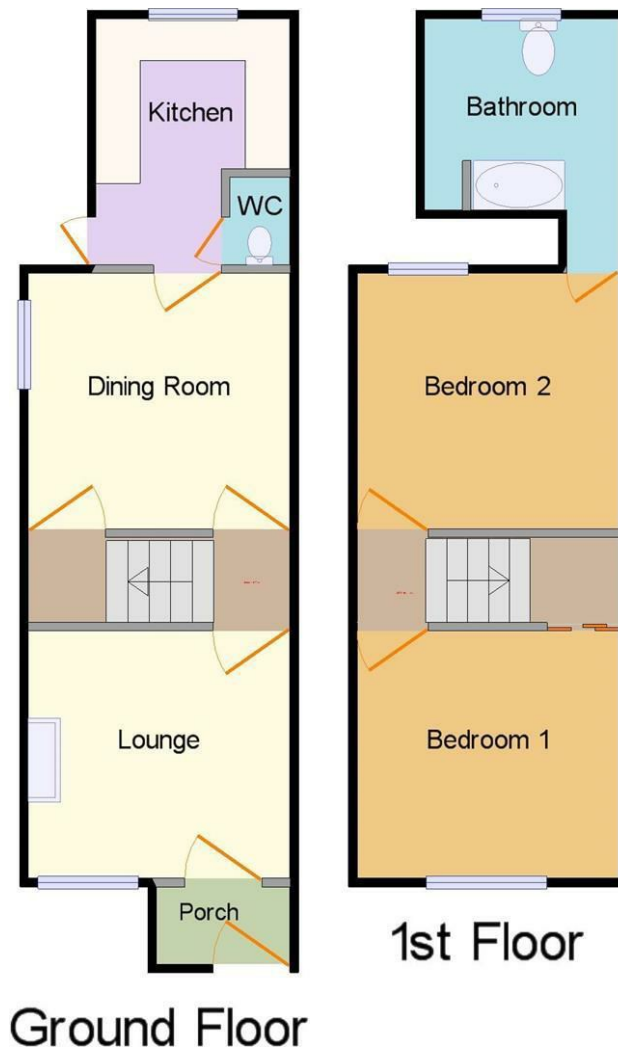
800+ years left. Peppercorn ground rent.

Services

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

Agent 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.



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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