



- Smart Modern Semi Detached House
- Stylish Modern Kitchen/Diner
- D/Glazed Conservatory
- D/Glazing & Gas C/Heating

- Comfortable 3 Bedroom Accommodation
- Spacious 16'8 Lounge
- Level Walk to Town Centre & Schools

- Peaceful Residential Road
- Sunny West Facing Garden
- Parking for up to 2 Cars

32 Pitt Street, Ryde, PO33 3EB

**£269,950**

Welcome to this charming semi-detached house located in the sought-after area of Central Ryde. This property boasts a comfortable lounge with adjoining conservatory, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

Built in the 1970s, this home exudes charm while offering modern amenities for comfortable living. The well-presented interior is sure to impress even the most discerning buyer, with a stylish kitchen adding a touch of luxury.

Parking is always a breeze with space for two vehicles, making coming home after a long day out a stress-free experience. Situated on a desirable residential road, you'll enjoy a peaceful neighbourhood while still being close to all the conveniences of Central Ryde.

Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and envision yourself living in this delightful abode in Central Ryde.



# Accommodation

## Entrance Hall

9'4" x 6'3" (2.84m x 1.91m)

## Kitchen/Diner

11'11" x 10'10" (3.63m x 3.30m)

## Lounge

16'8" max x 13'3" max (5.08m max x 4.04m max)

## Built-in Storage

## Conservatory

12'2" x 9'10" (3.71m x 3.00m)

Insulated solid roof.

## Landing

Access to loft.

## Built-in Airing Cupboard

## Built-in Storage Cupboard

## Bedroom 1

11'7" max x 9'10" (3.53m max x 3.00m)

## Bedroom 2

11'5" x 9'3" (3.48m x 2.82m)

## Bedroom 3

8'5" x 7'1" (2.57m x 2.16m)

## Bathroom

7'2" x 5'10" (2.18m x 1.78m)

## Parking

The graveled frontage offers spaces for up to two vehicles.

## Garden

A gated side access leads to the rear garden. The west facing sunny garden is enclosed by wall and fence boundaries. It is mainly laid to lawn and a paved patio sits off the conservatory. Garden tap. Gated rear side access to William Street.

## Council Tax

Band C



**Tenure**  
Freehold

**Construction Type**  
Standard brick construction

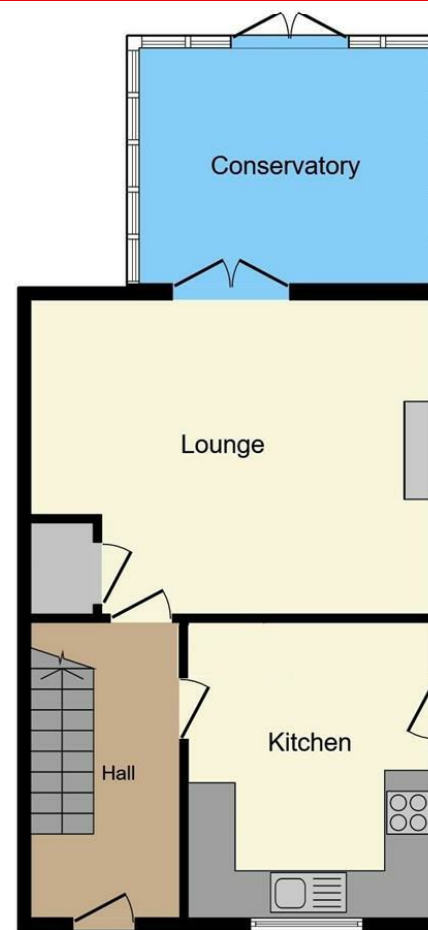
**Flood Risk**  
Very Low Risk.

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

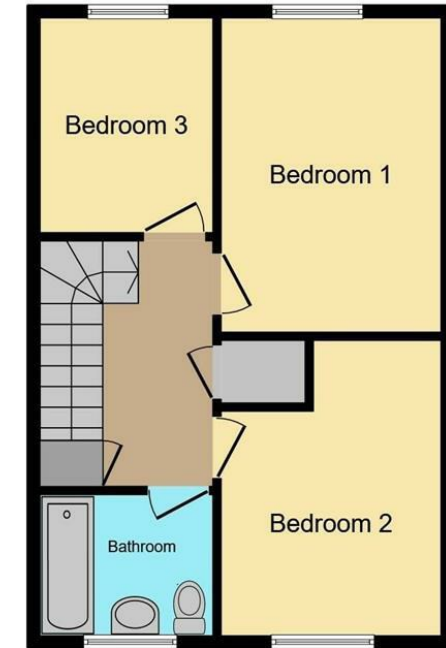
**Mobile Coverage**  
Coverage: EE Limited Coverage: Three & O2

**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.

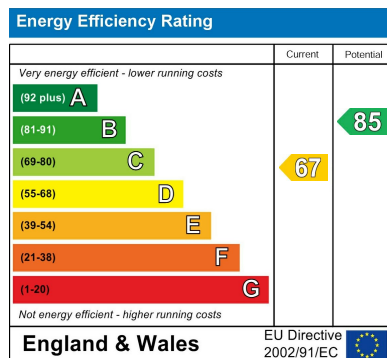


**Ground Floor**







**First Floor**

Total : 92.1 sq.m. (991 sq.ft.) 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 Tomblasons 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

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