



- Late Victorian Semi Detached House
- Bay Fronted Lounge with Feature Fireplace
- 12'3 Kitchen
- D/Glazing and Gas C/Heating
- Comfortable Two Bedroom Accommodation
- Separate Dining Room
- Well Placed for Buses, Trains and Recreation Park
- Upstairs 1 x Bathroom and 1 x Shower Room
- Downstairs Cloakroom W.c
- 5 Min Drive from Town Centre & Mainland Travel

44 St Johns Wood Road, Ryde, PO33 1HL

£229,950



Welcome to this charming late Victorian semi-detached house located in the heart of Central Ryde! This delightful property boasts a classic design typical of the very early 20th century, featuring beautiful bay windows that add character to the facade.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property offers two cosy bedrooms, providing ample space for a small family or guests staying over.

With two bathrooms and a downstairs cloakroom w.c, convenience is key in this lovely home, ensuring that busy mornings run smoothly and providing privacy for residents and visitors alike.

Stepping outside, you'll find a pretty garden that is sure to capture your heart. Complete with a neat lawn, a charming patio area, and a graveled terrace, this outdoor space is ideal for enjoying a cup of tea on a sunny afternoon or hosting a summer barbecue with friends.

Within a 5 minute drive radius of this house you can be in the bustling town centre, relaxing on the beach or taking a walk in the park. Nearby St John's Road is home to a regular bus service and train station which directly connect to mainland travel options along the Esplanade.

Don't miss the opportunity to make this house your home, where Victorian charm meets modern comfort in a prime location in Central Ryde. Book a viewing today and envision the possibilities that await in this enchanting property!





# Accommodation

## Entrance Lobby

## Lounge

14'3" into bay x 12'2" max (4.34m into bay x 3.71m max)

## Dining Room

12'2" x 11'8" (3.71m x 3.56m)

## Cloakroom W.C

## Built-in Storage

## Kitchen

12'3" x 7'11" (3.73m x 2.41m)

## Landing

Loft Hatch

## Bedroom 1

14'2" into bay x 12'2" max, including wardrobes (4.32m into bay x 3.71m max, including wardrobes)

## Built-in Storage

## Bathroom

8'10" x 7'0" (2.69m x 2.13m)

## Bedroom 2

12'3" x 7'11" (3.73m x 2.41m)

## Shower Room

8'10" x 4'3" (2.69m x 1.30m)

## Gardens

The hedge lined frontage is laid to gravel for ease of maintenance. Gated side access and pathway to the rear garden. This has been tastefully landscaped creating a paved patio area and a graveled terrace. There is a main central lawn edged by raised planters. A substantial garden shed sits in an elevated position to the far end of the garden. A small courtyard area sits off the kitchen as yet another seating area from where to enjoy the sun. Fence boundaries enclose the garden on all sides. Garden tap.

## Tenure

Long leasehold. 999 years from June 1901.

## Council Tax

Band B

## Construction Type

Brick built construction.



**Flood Risk**

Low Risk from Surface Water. Very Low Risk from River and Sea.

**Mobile Coverage**

Limited Coverage includes EE, O2, Three & Vodafone

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available.

**Services**

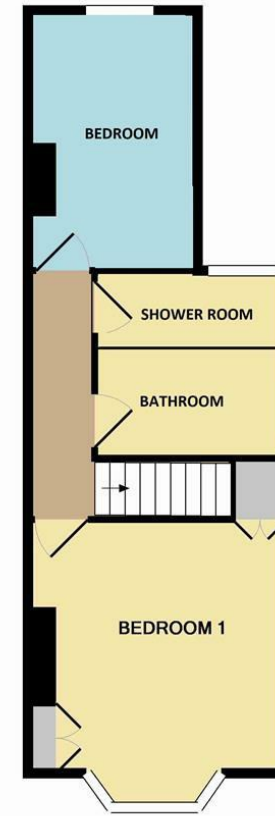
Unconfirmed gas, electric, mains water and drainage.

**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.



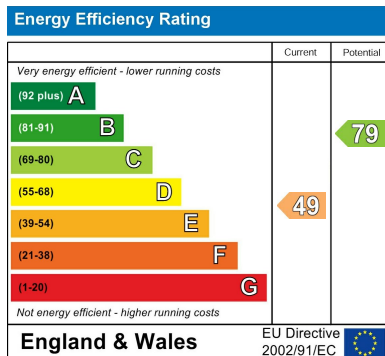
GROUND FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROTECTED

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