



- No Onward Chain
- Private Entrance
- Residents Parking Permit Zone
- D/Glazing & Gas C/Heating

- Excitingly Individual Ground Floor Flat
- Generous 14'9 Lounge with Log Burner
- Scope in Modernise

- Well Placed for Town Centre & Beach
- Comfortable 2 Bedroom Accommodation
- Two Small Courtyards for Bins & Bicycle

29 Nelson Street, Ryde, Isle Of Wight, PO33 2EY

£135,000

This excitingly individual ground floor flat is part of a small block of just two properties and as such has no communal areas. Access is via its own private entrance where you first step in to a lobby with space for jackets and boots. The sizeable kitchen has a gas range oven and a recently replaced gas central heating boiler. A central hall gives way to the generous lounge which has a feature fireplace with log burner as a focal point for those winter evenings. There are two comfortable bedrooms and a bathroom complete with shower over the bath. The flat is easily occupiable yet it offers scope to modernise in areas to suit your own tastes and needs for that bespoke homely feel. There are two very small courtyard areas just about big enough to store a bicycle and dustbins. This ground floor single level living is bungalow-esque by design and this combined with its handy proximity from Ryde's shops, travel options and beaches is sure to make a wonderful home. Nelson Street is within the residents parking zone where permits are available from the Council.



Accommodation

Private Entrance

Entrance Lobby

Kitchen

11'9 x 7'10 (3.58m x 2.39m)

Inner Hallway

Lounge

14'9 x 11'10 (4.50m x 3.61m)

Bedroom 1

12'1 max x 11'6 (3.68m max x 3.51m)

Bedroom 2

12'2 x 8'10 (3.71m x 2.69m)

Bathroom

7'3 x 6'7 (2.21m x 2.01m)

Small Courtyards

There are two small courtyard areas, one is home to the bins and the other is probably just big enough to hang up a bicycle. There is not sufficient room to sit out in these areas yourself although they might suffice as a toilet area for a pet.

Tenure

Long leasehold. 999 years from 1987. Grd rent is £15 per annum.

Council Tax

Band A

Services

Unconfirmed gas, electric, mains water & drainage

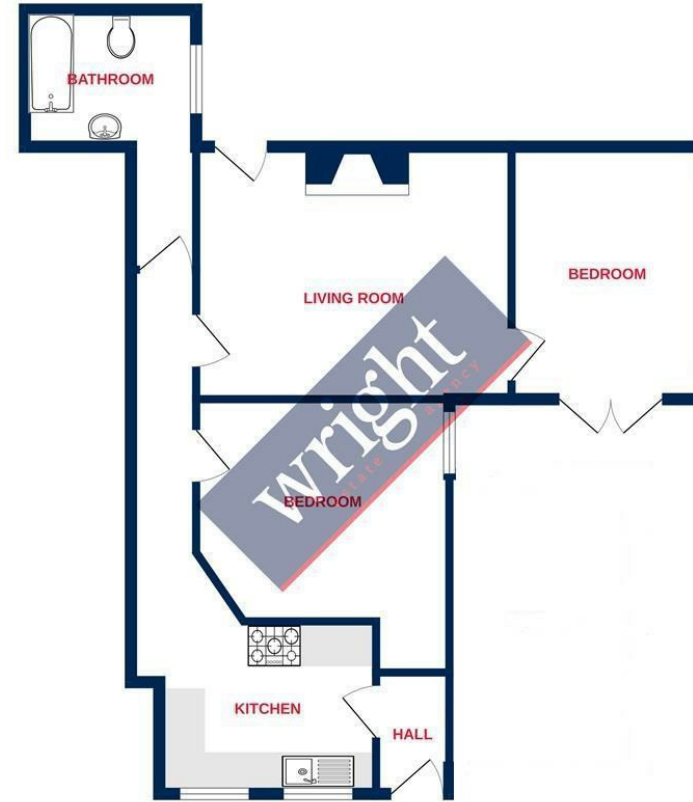
Agents Note

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
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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