



- No Onward Chain
- Two Formal Reception Rooms
- Views Across Ryde
- 17'10 'L' Shaped Kitchen/Breakfast Room
- Detached House with Potential to Modernise
- Parking
- Hugely Convenient Central Location
- Comfortable 2/3 Bedroom Accommodation
- Upstairs Bathroom & Downstairs Cloakroom W.c
- Sunny West Facing Rear Garden

2 Millward Road, Ryde, PO33 2SL

Offers In The Region Of £255,000

Welcome to this charming detached house located in the heart of Central Ryde! This property boasts two reception rooms, two/three bedrooms, and a bathroom, offering ample space for comfortable living.

Situated just a stone's throw away from the High Street, this older property provides a fantastic opportunity for modernisation, allowing you to tailor it to your unique taste and style. The rear extension, which has been cleverly added to create a spacious kitchen/breakfast room, adds a welcomed touch to this traditional home.

With parking available for one vehicle, convenience is key in this central location. Whether you're looking to create your dream home or simply seeking a property with character and potential, this house in Central Ryde is sure to capture your imagination. Don't miss out on the chance to transform this property into your very own bespoke sanctuary!



# Accommodation

## Porch

5'1" x 3'0" (1.55m x 0.91m)

## Entrance Hall

15'5" x 5'0" (4.70m x 1.52m)

## Built-in Storage

## Cloakroom W.C.

## Lounge

13'10" max to bay x 12'1" max (4.22m max to bay x 3.68m max)

## Dining Room

12'1" x 11'5" (3.68m x 3.48m)

## Kitchen/Breakfast Room

17'10" max x 16'4" max narrowing to 8'6" (5.44m max x 4.98m max narrowing to 2.59m )

'L' Shaped

## Landing

Loft Hatch

## Bedroom 1

13'11" max to bay x 10'11" plus wardrobes (4.24m max to bay x 3.33m plus wardrobes)

## Bedroom 2

12'2" x 11'6" (3.71m x 3.51m)

Walk-thru to

## Bedroom 3

8'11" x 6'10" (2.72m x 2.08m)

## Bathroom

8'11" x 5'6" (2.72m x 1.68m)

## Parking

Driveway space for a vehicle.

## Tenure

Freehold

## Council Tax

Band C



**Gardens**

The walled frontage is laid to brick paving for ease of maintenance. Steps and pathway lead to gated side access to rear garden. This Sunny garden is exposed to the South and West attracting the Sun throughout the day. It has been hard landscaped with paved areas edged by raised shrub/flower planters. Wall and fence boundaries enclose the garden. Gardens sheds (x2). Summerhouse. Garden tap. External lighting.

**Construction Type**

Standard brick built construction

**Flood Risk**

Very Low Risk.

**Mobile Coverage**

Coverage: EE Limited Coverage: O2, Vodafone & Three

**Broadband Connectivity**

Openreach and Wightfibre networks. Ultrafast fibre available.

**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.

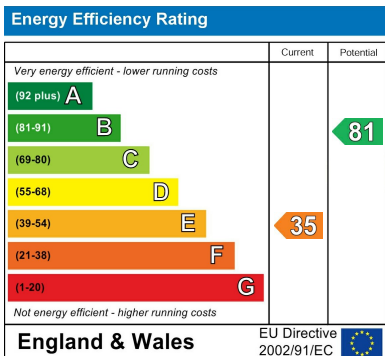
GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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