



- No Onward Chain
- Two Reception Rooms
- Sun Room Overlooking Garden
- Quiet Central Position Close to Town

- Victorian Semi Detached town Cottage
- Pretty Rear Garden
- Huge Potential to Modernise

- Comfortable 2/3 Bedroom Accommodation
- Upstairs Bathroom
- Cloakroom W.c

10 Argyll Place, Ryde, PO33 3BX

**£200,000**

This classic Victorian semi detached town cottage is tucked away in a quieter no through traffic side road. It sits in a very central position offering a level walk to the nearby High Street and shops making for a convenient lifestyle. Ryde's extensive collection of retail shops, travel options and facilities will all be easily accessible to the residents. The nearest bus stops are found on John Street and Queen's Road connecting to neighbouring towns and villages including the Island's principal town at Newport. This pretty cottage has been well maintained over the years although is now dated internally which offers great opportunity to modernise and transform into your bespoke home. The traditional layout includes two reception rooms at ground floor leaving the kitchen, cloakroom w.c and sun lounge to the rear. Upstairs and there are up to three bedrooms and a bathroom. The main garden sits to the rear of the house facing west attracting the sun late in to the evening. There is on-street parking in the road although being so well placed for the local facilities you may find yourself using the car much less. For convenience of location coupled with scope to modernise this property makes for an exciting opportunity to purchase.



# Accommodation

## Porch

## Entrance Hall

## Lounge

11'11 x 10'11 (3.63m x 3.33m)

## Dining Room

12'10 max x 11'11 (3.91m max x 3.63m)

## Kitchen

9'11 x 6'11 (3.02m x 2.11m)

## Cloakroom W.c

## Sun Room

8'9 x 7'7 (2.67m x 2.31m)

## Landing

## Bedroom 1

12'0 max x 11'0 plus wardrobe (3.66m max x 3.35m plus wardrobe)

## Bedroom 2

12'0 max x 11'11 (3.66m max x 3.63m)

## Bedroom 3

7'8 x 6'11 (2.34m x 2.11m)

## Bathroom

7'0 x 6'11 (2.13m x 2.11m)

## Fitted Linen Cupboard

## Garden

A well stocked flower bed with a colourful array of shrubs sits inside the walled frontage. Gated side access to rear, west facing garden. This is beautifully kept and attracts sun well into the evening. It is mainly laid to lawn and edged by ornamental trees and shrubs. Brick paved courtyard to side of house and pathways to match. Raised sun deck. Garden shed. Garden tap.

## Tenure

Long leasehold.



**Council Tax**  
Band C

**Flood Risk**  
Very Low Risk

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

**Mobile Coverage**  
Coverage is likely with EE. Limited coverage from O2, Vodafone and Three.

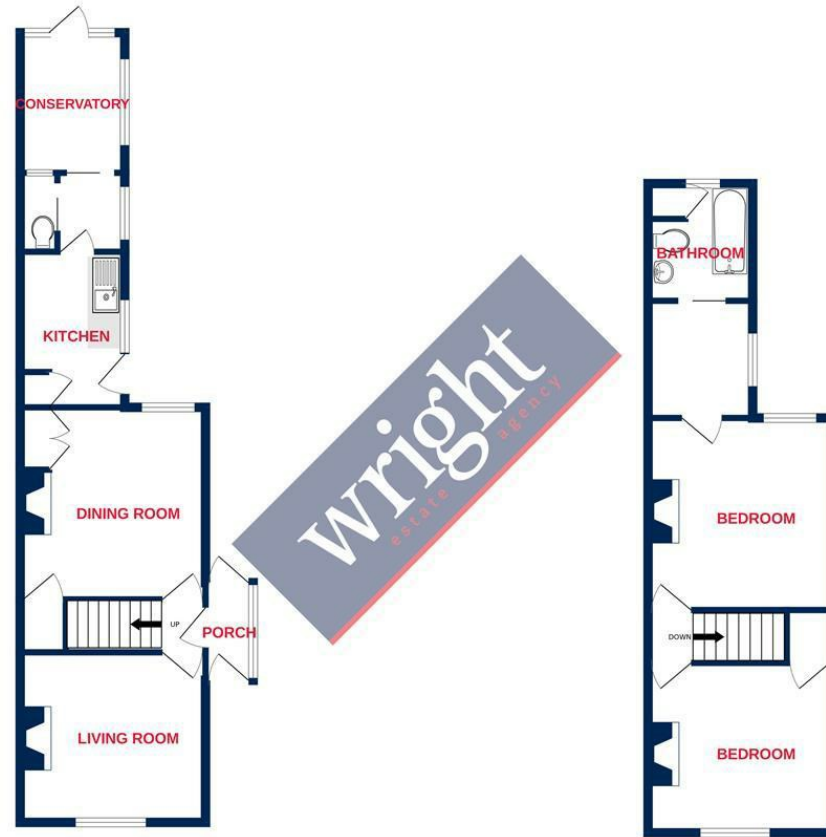
**Construction Type**  
Standard brick built construction

**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  
460 sq. ft. (42.7 sq. m.) approx.

1ST FLOOR  
384 sq. ft. (35.7 sq. m.) approx.



TOTAL FLOOR AREA : 843 sq. ft. (78.4 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			77
(69-80) C			
(55-68) D		54	
(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.

187 High Street, Ryde, Isle of Wight, PO33 2PN

Phone: 01983 611511

Email: ryde@wright-iw.co.uk

PROTECTED

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**Viewing:**

Date .....

Time .....