



- OPEN HOUSE SATURDAY 31st August
- Allocated Parking
- Enclosed Courtyard Garden
- Double Glazing

- 2 Bedroom End of Terrace House
- Kitchen Diner
- Freehold

- Modern Home
- Near Train Station & on Main Bus Route
- Gas Central Heating

11b St Johns Hill, Ryde, Isle of Wight, PO33 1HN

£175,000

Welcome to this charming modern end-terrace house located on St Johns Hill in Ryde! This delightful property boasts a comfortable reception room, two bedrooms, and an upstairs bathroom.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The kitchen diner is a highlight of this home, offering a wonderful space to cook and enjoy meals with family and friends.

One of the perks of this property is the allocated parking, ensuring you always have a convenient place to park your vehicle. Additionally, being situated near the train station and on the main bus route, commuting and exploring the island couldn't be easier.

Whether you're looking for a comfortable home to settle down in or a savvy investment opportunity, this 2-bedroom modern house on St Johns Hill has a lot to offer. Don't miss out on the chance to make this lovely property your own!



# Accommodation

## Lounge

15'5" x 13'4" (4.7m x 4.07m)

## Cloakroom W.C

## Kitchen

13'4" x 8'7" (4.07m x 2.64m)

## Landing

## Built-in Cupboard

## Bedroom 1

13'8" x 9'6" (4.17m x 2.92m)

## Bedroom 2

12'5" x 6'9" (3.81m x 2.08m)

## Bathroom

## Tenure

Freehold

## Council Tax

Band B

## Flood Risk

Medium Risk from Surface Water. Very Low Risk from River & Sea.

## Construction Type

Standard Construction

## Mobile Coverage

Limited Coverage: Vodafone, O2, EE & Three

## Broadband Connectivity

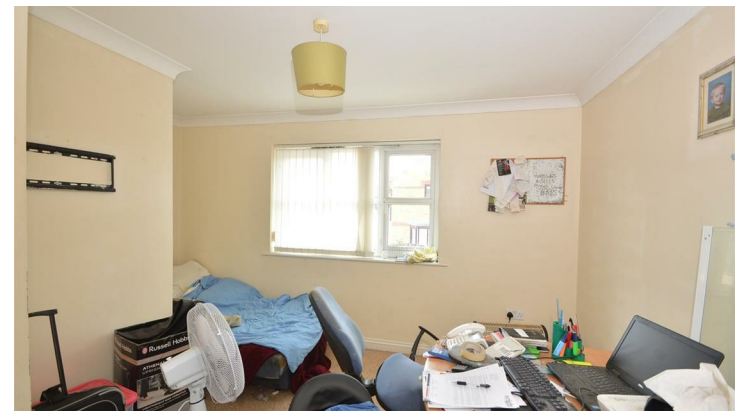
Upto Ultrafast speeds available. Wightfibre & Openreach networks available.

## Services

Unconfirmed gas, electric, telephone, mains water and drainage.

## Agents Note

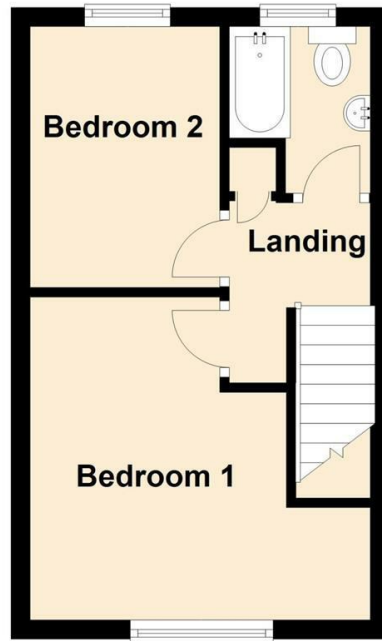
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange 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.



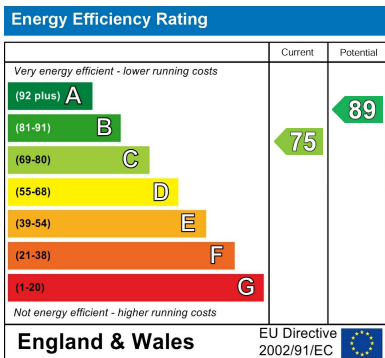
## Ground Floor



## First Floor



This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.  
Plan produced using PlanUp.



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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**Viewing:**

Date .....

Time .....