



- Classic Victorian Semi Detached Town House
- 15'6 Lounge with Bay Window
- Two Bathrooms
- Mostly D/Glazed & Gas C/Heating
- Flexibly Arranged 4 to 5 Bedroom Accommodation
- Potential Home with Income or Investment
- Established Rear Garden
- Current Layout - 2 Storey Maisonette & Grd Floor Flat
- Yards from Town Centre & Buses
- D/Glazed Conservatory

22 West Street, Ryde, Isle of Wight, PO33 2QQ

Asking Price £299,950

Nestled in the heart of Central Ryde, this charming Victorian semi-detached house offers a unique opportunity for those seeking a versatile property with character and potential. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms, this substantial townhouse provides ample space for comfortable living.

The property's Victorian heritage adds a touch of elegance and history, creating a warm and inviting atmosphere. With the flexibility to be used as two separate dwellings or to generate rental income, this home offers endless possibilities for the savvy buyer.

Conveniently located within walking distance of the bustling town centre, bus routes, and schools, this property ensures easy access to all amenities for a truly convenient lifestyle. The multiple storey accommodation provides a sense of space and privacy, making it ideal for families or those looking to work from home.

With huge potential for improvement and customization, this Victorian townhouse is a blank canvas waiting for the right owner to make it their own. Don't miss out on the chance to transform this property into your dream home in the heart of Ryde.



Accommodation

Entrance Hall

Lounge

15'6" max to bay x 12'1" max (4.72m max to bay x 3.68m max)

Kitchen/Diner

13'3" x 9'10" (4.04m x 3.00m)

Utility Cupboard

Bathroom

8'6" x 6'10" (2.59m x 2.08m)

For downstairs accommodation

First Floor

Bedroom

15'6" into bay x 9'6" max (4.72m into bay x 2.90m max)

Fitted Wardrobe

Bedroom

11'2" plus wardrobes x 9'10" (3.40m plus wardrobes x 3.00m)

Bedroom

13'3" x 5'10" including wardrobes (4.04m x 1.78m including wardrobes)

Bathroom

10'2" x 8'8" (3.10m x 2.64m)

Lower Ground Floor

Inner Hall

Walk-in Storage

Kitchen

10'1" x 9'7" (3.07m x 2.92m)

Lounge

13'4" x 12'0" max (4.06m x 3.66m max)

Conservatory

10'3" x 7'4" (3.12m x 2.24m)

Bedroom

13'3" x 9'9" (4.04m x 2.97m)



Bathroom (Ground Floor)
8'6 x 6'10 (2.59m x 2.08m)

Gardens

A box hedge and shrub borders sit behind the wrought iron railings of the frontage. The rear garden is fully enclosed by tree boundaries. It is largely hard landscaped except its shrub filled beds and borders. These bring an array of colour to the well screened garden. Lean to storage shed to side of property. Gated rear access leading to/from Green Street. Garden tap.

Council Tax
Band B & Band A

Tenure
Leasehold

Construction Type

Flood Risk
Low Risk form Surface Water. Very Low Risk from River & Sea.

Mobile Coverage
Coverage: EE, O2, Three & Vodafone

Broadband Connectivity
Wightfibre & Openreach Networks. Up to Ultrafast 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 fitments, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA: 1649 sq ft. (153.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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 guidance 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. Made with Metreapp ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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