



- Modern Terraced House Converted 2005
- No Onward Chain
- Upstairs Bathroom
- D/Glazed & Gas C/Heating

- Comfortable 2 Bedroom Accommodation
- Parking
- Well Placed for Town & Buses

- 15'1 Lounge/Diner with Access to Garden
- Sunny South facing Courtyard Garden
- Well Presented Interior

2 Osborne Mews, 41 Osborne Road, Ryde, PO33 2FB

£185,000

Nestled in the heart of Central Ryde, this charming mid-terrace house is a true gem waiting to be discovered. Boasting a well-designed interior, this property features a generous lounge/diner, two comfortable bedrooms, and a convenient upstairs bathroom.

Converted in 2005, this house offers modern amenities while retaining its classic charm. The high walls surrounding the sunny south-facing courtyard provide a private oasis perfect for relaxing or entertaining guests.

With parking space for one vehicle, convenience is at your doorstep. A short stroll will lead you to the nearby town centre, offering easy access to local bus routes and amenities.

Don't miss the opportunity to make this perfectly formed terraced house your new home. Embrace the comfort, convenience, and character this property has to offer.



# Accommodation

## Entrance Hall

## Lounge/Diner

15'1 x 11'3 (4.60m x 3.43m)

## Built in Storage

## Kitchen

7'5 x 6'2 (2.26m x 1.88m)

## Landing

## Bedroom 1

11'9 plus wardrobes x 9'2 (3.58m plus wardrobes x 2.79m)

Loft hatch

## Built in Storage

## Bedroom 2

8'3 x 7'10 (2.51m x 2.39m)

## Bathroom

6'8 x 5'2 (2.03m x 1.57m)

## Gardens

The frontage is largely designated for parking purposes. To the rear is the sunny south facing courtyard garden. It is laid to paving for ease of maintenance and is nicely screened by its wall and fence boundaries. Space for wheelie bins at front of property.

## Parking

The driveway offers generous space for a vehicle.

## Tenure

Long leasehold 999 years from 1865

## Council Tax

Band B



### Broadband Connectivity

Openreach and Wightfibre. Ultrafast fibre available

### Mobile Coverage

Coverage includes EE & O2. Limited coverage from Vodafone and Three

### Flood Risk

Very Low Risk

### Construction Type

Cavity wall

### Services

Unconfirmed gas, electric, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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