



- No Onward Chain
- Stunning New Kitchen/Diner
- Cosy Lounge with Feature Fireplace
- Gas Central Heating

- Period Grade 2 Listed Town Cottage
- Newly refurbished Throughout
- Hugely Convenient Central Position

- Beautifully Presented Interior
- Smart New Upstairs Shower Room
- Walled Courtyard Garden

12 Anglesea Street, Ryde, Isle Of Wight, PO33 2JJ

Asking Price £210,000

Wouldn't it make everyday life a little easier if you didn't have to get in the car or jump on the bus to get to the shops? If you are nodding in approval, then perhaps a new home slap in the middle of Ryde's bustling town centre awaits. This pretty cottage is stone built and dates back to the mid 19th Century and forms part of an attractive terrace. The facade conceals a traditional layout favouring two reception rooms with a stunning new kitchen/diner and cosy lounge to the front. The current owner has beautifully refurbished the property throughout which is quite apparent as you step inside the door. New gas central heating, a new shower room, new carpets and flooring plus hidden improvements to wiring, plumbing and insulation all combine to make this an easy home to simply just move in to. Upstairs two bedrooms and a smart new shower room complete the accommodation on offer. A gated entrance screens the side and rear walled courtyard garden which is modest in size but easy to maintain. This hugely convenient position means you will have a wealth of retail options and associated amenities and services at your beck and call. The weekly shopping will be less of a chore as the supermarket is just across the road and you will be within 100 yards of the nearest bus stop if you have other preferences and need to travel. The Esplanade and beaches of this coastal town will be 10 to 15 minutes' walk from here as will further local travel options and passenger connections to the mainland.



Accommodation

Porch

Entrance Hall

Lounge

11'11" max x 11'5" (3.63 max x 3.48)

Kitchen/Diner

15'11 x 11'11 'l' shaped room (4.85m x 3.63m 'l' shaped room)

Walk in Storage

Landing

Loft access.

Bedroom 1

11'11 max x 11'6 (3.63m max x 3.51m)

Bedroom 2

8'11" x 8'9" (2.72 x 2.67)

Built in Cupboard housing boiler

Shower Room

8'11" x 5'10 (2.72m x 1.78m)

Gardens

A gated side access leads to the enclosed courtyard garden. Feature stone wall boundaries. Raised flower and shrub beds. Laid to paving for ease of maintenance. South East facing.

Tenure

Long leasehold. 999 years from 1853.

Council Tax

BAND B

Flood Risk

Very Low Risk



Broadband Connectivity

Wightfibre and Openreach networks. Ultrafast fibre available.

Mobile Coverage

Coverage includes EE, O2, Three & Vodaphone

Construction Type

Mostly Solid stone construction

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.

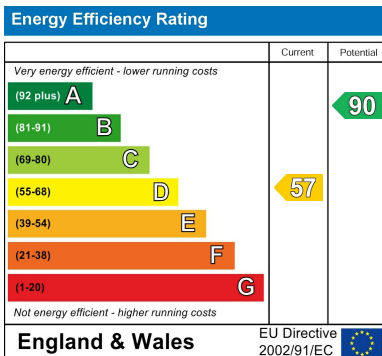


GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)


1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing: Date Time